

Final

Environmental Assessment

**Construction of a Multi-Story Dormitory
at Tyndall Air Force Base**



**Department of the Air Force
Air Education and Training Command
325th Fighter Wing
Tyndall Air Force Base, Florida**

November 2006

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**FINDING OF NO SIGNIFICANT IMPACT AND
FINDING OF NO PRACTICALABLE ALTERNATIVE
CONSTRUCTION OF MULTI-STORY DORMITORY
AT
TYNDALL AIR FORCE BASE, FLORIDA**

DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES:

The United States Air Force (USAF) proposes to construct four buildings to accommodate permanent party unaccompanied enlisted personnel at Tyndall AFB, Florida. The new building will occupy about 42,300 gross square feet and have 161 parking spaces (48,400 square feet). This project includes demolition of an existing softball field, chain link fence, scoreboard, and tennis and basketball courts. The new facility would consist of a masonry building with concrete foundation, structural steel framing, and sloped metal roof.

The Air Force relies on highly trained, motivated unaccompanied enlisted men and women to support our increasingly technical air and space missions. The retention of these highly trained airmen is essential to our readiness posture and continuing worldwide presence. Currently, the base has insufficient on base housing to accommodate the unaccompanied enlisted personnel. Many of these enlisted personnel who qualify for dormitory housing cannot live on base due to this deficit. Living off base causes a financial hardship on many of our young airmen due to the rising cost of off base housing and personal transportation.

The No-Action alternative would result in continued use of existing sub-standard dormitory facilities and off base housing. Living off base causes a financial hardship on many of our young airmen due to the rising cost of off base housing and personal transportation. The No-Action Alternative is to maintain existing conditions.

SUMMARY OF FINDINGS: No cultural or historical resources are located in the proposed area. Based upon the current disturbed soil and vegetation conditions, existing facilities, and similar activities occurring at the proposed site, no significant environmental impact would occur to threatened and endangered species, ground water, or aquatic resources in the Tyndall AFB area. The proposed action would occur in an attainment area for National Ambient Air Quality Standard. The FESOP permit for Tyndall AFB will not be violated by the implementation of the proposed project. Therefore, a conformity determination is not required. Proposed action would not be sited in the 100-years floodplain. Short-term impacts to infrastructure and utilities will include minimal increases regarding solid waste, traffic, and soil erosion. With regard to socioeconomic resources, positive impacts to the quality of life through improved housing are anticipated. The proposed action would impact a jurisdictional wetland. Best management practices such as silt fence will be implemented between the storm ditch and construction site.

PUBLIC NOTICE AND REVIEW: A 30-day public review period was held 25 September 2006 – 27 October 2006 to solicit public comments on the draft EA. The

public review period was announced in a public notice published in the Panama City News Herald of Panama City, Florida. Copies of the draft EA were made available for public review at the Bay County Public Library and the Tyndall AFB Library. No public comments were received during the public review period.

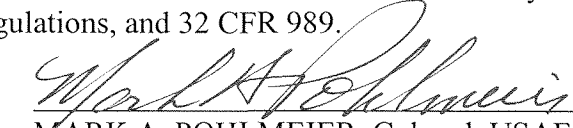
PERMITTING REQUIREMENTS: Storm-water permits will be necessary to perform the proposed actions. The increase in impervious surfaces would increase surface water runoff and thus is subject to Florida Department of Environmental Protection (FDEP) regulations regarding storm water pollution. Though no impacts to water quality from storm-water runoff are anticipated, an application for a general permit must be filed with FDEP prior to construction unless Swale Exemption Criteria are met pursuant to Florida Statute Chapter 62-25.030. NPDES permits will be required since more than one acre of earth will be disturbed for the project. A joint FDEP/Corps of Engineers Dredge and Fill Permit application will be required for the re-routing of the existing storm water ditch since the area is considered jurisdictional wetland according to the State of Florida.

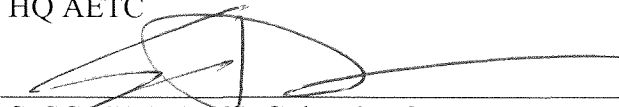
FINDING OF NO PRACTICABLE ALTERNATIVE (FONPA): The proposed action includes the re-routing of a storm-water ditch along the perimeter of the area. Under the Wetland Resource Permit program, which is in effect only in the *Florida panhandle*, the ditch is considered wetland since is *connected*, artificially to a small arm of St Andrew Bay. This action must be accomplished to meet site selection criteria. Re-routing project would not affect the ditch capacity and will still provide adequate drainage/treatment for the area. Pursuant to Executive Order 11988 and taking the above information into consideration, I find there is no practicable alternative to this action and the proposed action includes all practicable measures to minimize harm to the existing environment.

FINDING OF NO SIGNIFICANT IMPACT: Based on my review of the facts and these findings, I conclude that the proposed action will not have a significant impact on the human environment either by itself, or considering cumulative impacts. Therefore, an environmental impact statement is not required and will not be prepared. This FONSI and the supporting EA fulfill the requirements of the National Environmental Policy Act, the Council on Environmental Quality Regulations, and 32 CFR 989.

15 Jan 07
Date

18 Dec 06
Date


MARK A. POHLMEIER, Colonel, USAF
The Civil Engineer
HQ AETC


S. SCOTT DAVIS, Colonel, USAF
Vice Commander, 325th Fighter Wing

Attachment:
Environmental Assessment

TABLE OF CONTENTS

1.0 PURPOSE OF AND NEED FOR ACTION	
1.1 Purpose of the Proposed Action	1
1.2 Need for the Proposed Action	1
1.3 Location of the Proposed Action	1
1.4 Scope of the Environmental Review	1
1.5 Relevant Environmental Issues and Issues Needing No Further Consideration	2
1.6 Required Federal and State Permits, Licenses, and Notifications	4
2.0 DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES	
2.1 Alternatives Development	7
2.2 Identification of Alternatives Eliminated from Further Consideration	7
2.3 No Action Alternative	8
2.4 Detail Description of the Proposed Action	8
3.0 AFFECTED ENVIRONMENT	
3.1 Installation History and Mission	14
3.2 Air Quality	14
3.3 Water Quality	15
3.4 Biological Resources	16
3.5 Noise	20
3.6 Wetlands	21
3.7 Land Use	22
3.8 Coastal Zone Management	22
4.0 ENVIRONMENTAL CONSEQUENCES	
4.1 Air Quality	24
4.2 Water Quality	24
4.3 Biological Resources	26
4.4 Noise	26
4.5 Wetlands	26
4.6 Land Use	27
4.7 Coastal Zone Management	27
5.0 CUMULATIVE IMPACTS	28
6.0 LIST OF PREPARERS	29
7.0 LIST OF AGENCIES AND OTHERS CONSULTED REGARDING THE PROPOSED ACTION	30
8.0 REFERENCES	30
9.0 ACRONYMS AND ABBREVIATIONS	30

LIST OF FIGURES

Figure 1.1: Tyndall Air Force Base, Florida – Installation Vicinity Map

Figure 1.2: Tyndall Air Force Base, Florida – Project Location Map

Figure 2.1: Tyndall Air Force Base, Florida – Project Site Plan

Figure 2.2: Tyndall Air Force Base, Florida – Storm Water Plan

Figure 2.3: Tyndall Air Force Base, Florida – Project Demolition Plan

Figure 3.1: Tyndall Air Force Base, Florida – Base Land Use

LIST OF TABLES

Table 3-1: Listed Plants and Animal Species Documented at Tyndall AFB

Table 3-2: Typical Noise level for Outdoor Construction

LIST OF APPENDIXES

Appendix A:	Tyndall AFB's FCMP Consistency Determination
Appendix B:	Regulatory Agency and Native American Tribal Correspondence
Appendix C:	Public Involvement

**Environmental Assessment
Construction of a Multi-story Dormitory
Tyndall Air Force Base, Florida**

1.0 PURPOSE AND NEED FOR THE PROPOSED ACTION

1.1 PURPOSE OF THE PROPOSED ACTION

The United States Air Force (USAF) proposes to construct dormitory space to accommodate 120 permanent party unaccompanied enlisted personnel at Tyndall AFB, Florida on 2007. The Air Force relies on highly trained, motivated unaccompanied enlisted men and woman to support our increasingly technical air and space missions. The retention of these highly trained airmen is essential to our readiness posture and continuing worldwide presence. Properly designed and furnished quarters providing some degree of individual privacy are essential to the successful accomplishment of the complicated and important job these people must perform.

1.2 NEED FOR THE PROPOSED ACTION

Currently, the base has insufficient on-base housing to accommodate the unaccompanied enlisted personnel. Many of these enlisted personnel who qualify for dormitory housing cannot live on-base due to lack of on-base dormitories. Living off-base causes a financial hardship on many of our young airmen due to the rising cost of off-base housing and personal transportation. The action would provide suitable family housing for military personnel stationed at Tyndall AFB. The dormitories would be located in the general area of the Dining Hall, Enlisted Club, Physical Fitness Center, and other facilities necessary for the high quality of life for an Air Force home. The Air Force is committed to adequately housing its people and responsibly managing its housing resources because productivity and retention of United States Air Force members greatly depend on such actions (per Air Force Policy Directive 32-60, *Housing*).

1.3 LOCATION OF THE PROPOSED ACTION

Tyndall AFB is located approximately 13 miles east of Panama City in the southeastern corner of Bay County, Florida (Figure 1-1). The Base is approximately 18 miles long by 3 miles wide, and encompasses nearly 30,000 acres on a peninsula that is surrounded by the waters of the Gulf of Mexico to the south, St. Andrews Bay to the west, and East Bay to the north. U.S. Highway 98 runs through the peninsula, dividing the Base into north and south segments. The location of the project under the Proposed Action is shown on Figures 1.2.

1.4 SCOPE

This Environmental Assessment (EA) was prepared in accordance with Air Force Instruction (AFI) 32-7061, *Environmental Impact Analysis Process*; 32 CFR 989, *Environmental Impact Analysis Process*; and the President's Council on Environmental

Quality (CEQ) *Regulations for Implementing the Procedural Provisions of the National Environmental Policy Act* (40 CFR Parts 1500-1508). This EA identifies the possible environmental impacts the proposed action would have and the magnitude of those impacts. If the environmental impacts are found to be significant according to CEQ's criteria (40 CFR Part 1508.27), an Environmental Impact Statement (EIS) would be prepared before Tyndall AFB implements the proposed action. If such impacts are found to be relatively minor, a *Finding of No Significant Impact* (FONSI) would be issued and Tyndall AFB may proceed with the proposed action.

1.5 RELEVANT ENVIRONMENTAL ISSUES AND ISSUES NEEDING NO FURTHER CONSIDERATION

1.5.1 Air Quality

All the alternatives except the No Action alternative would affect the air quality in both the short and long term.

Fugitive dust from ground disturbing activities and combustion emissions from construction equipment would be generated during the proposed project or the site alternative. These emissions would vary from day to day depending on the amount of area being worked, the level of construction activity, the specific operations and the prevailing meteorological conditions.

1.5.2 Water Quality

All the alternatives except the No Action alternatives for the project would affect water quality in both the short and long term.

Additional impervious surfaces would increase the volumes of storm water runoff. It is estimated that, the construction project would have approximately 98,700 square feet of impervious cover including sidewalks and parking. The project also includes the demolition of existing softball field, chain link fence, scoreboard, and tennis and basketball courts, which eliminates about 70,500 square feet of impervious surface for a net increase of about 28,200 square feet of impervious surface. During construction, soil erosion could contribute to storm water pollution unless steps are taken to mitigate this possibility. Unless Swale Exemption Criteria are met per Florida Administrative Code (F.A.C.) 62-25.030, an application for a general permit must be filed with FDEP prior to construction that would contribute to storm water runoff. Further details of the storm water rules may be found in F.A.C. 62-25.

1.5.3 Biological Resources

All the alternatives except the No Action alternative would affect the flora and fauna in both the short and long term.

Minor changes in poor quality habitat would result from either the proposed project. The site area would be about 29-acres.

1.5.4 Noise

All the alternatives except the No Action alternative would affect noise in the short term and long term.

Noise would be associated with the type of construction and demolition activity involved in building a dormitory complex and demolishing an existing softball field, chain link fence, scoreboard, and tennis and basketball courts. Heavy equipment would be used to clear and prepare the construction site and to demolish these facilities.

1.5.5 Wetlands

All the alternatives except the No Action Alternative would affect wetlands in the short and long term.

A portion of an existing storm water ditch would be filled and re-routed along the perimeter of the area. This ditch is considered a jurisdictional wetland according to the state of Florida. New storm water treatment requirement will be incorporated into the re-routed portion of the storm water. A wetland resources permit will be obtained from the Florida Department of Environmental Protection to accomplish this task.

1.5.6 Land Use

All the alternatives except the No Action Alternative would affect land use in the short and long term. The Proposed Action would require a Land Use change in the Base General Plan.

1.5.7 Issues Needing No Further Consideration

None of the alternatives would have an impact on transportation, cultural resources, or floodplains. None of the alternatives have construction proposed within the 100-year floodplain. According to the 2003-2007 Tyndall AFB Integrated Cultural Resource Management Plan, none of the alternatives have construction proposed in areas with neither identified nor high potential for cultural resources.

The proposed construction site is not within any of the explosive clear zones of the base (USAF, 2000).

The proposed action would have a temporary beneficial economic impact due to the employment of the construction and demolition personnel. These actions would only result in very minor changes to the economy (<0.1%).

After a careful analysis of the proposed actions, no minority or low-income group would be unduly affected by implementing or by not implementing the proposed action for any of the alternatives. Thus, environmental justice is not an issue that will be pursued further in this EA.

Therefore, this EA will not consider transportation, cultural resources, floodplains, explosive clear zones, socioeconomics, and environmental justice further.

1.6 REQUIRED FEDERAL AND STATE PERMITS, LICENSES, AND NOTIFICATIONS

Land disturbing activities of 1 acre or more would require a National Pollutant Discharge Elimination System (NPDES) construction permit with a storm water pollution prevention plan that complies with FDEP Document No. 62-621.300(4)(a).

A portion of an existing storm water ditch would be filled and re-routed along the perimeter of the area. This ditch is considered a jurisdictional wetland according to the state of Florida. Additionally, a wetland resources permit is required from the Florida Department of Environmental Protection to accomplish this task.

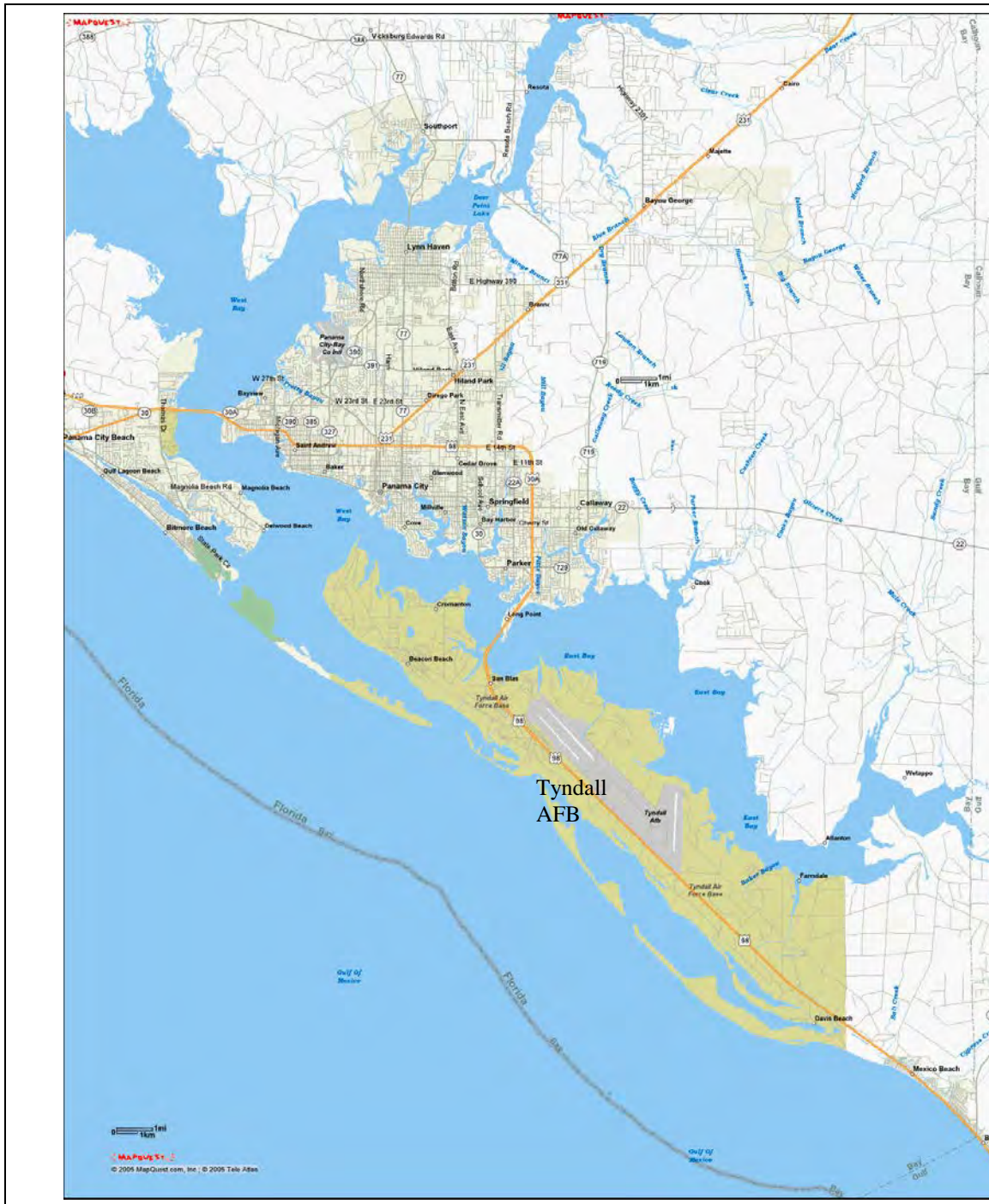


Figure 1.1
Vicinity Map

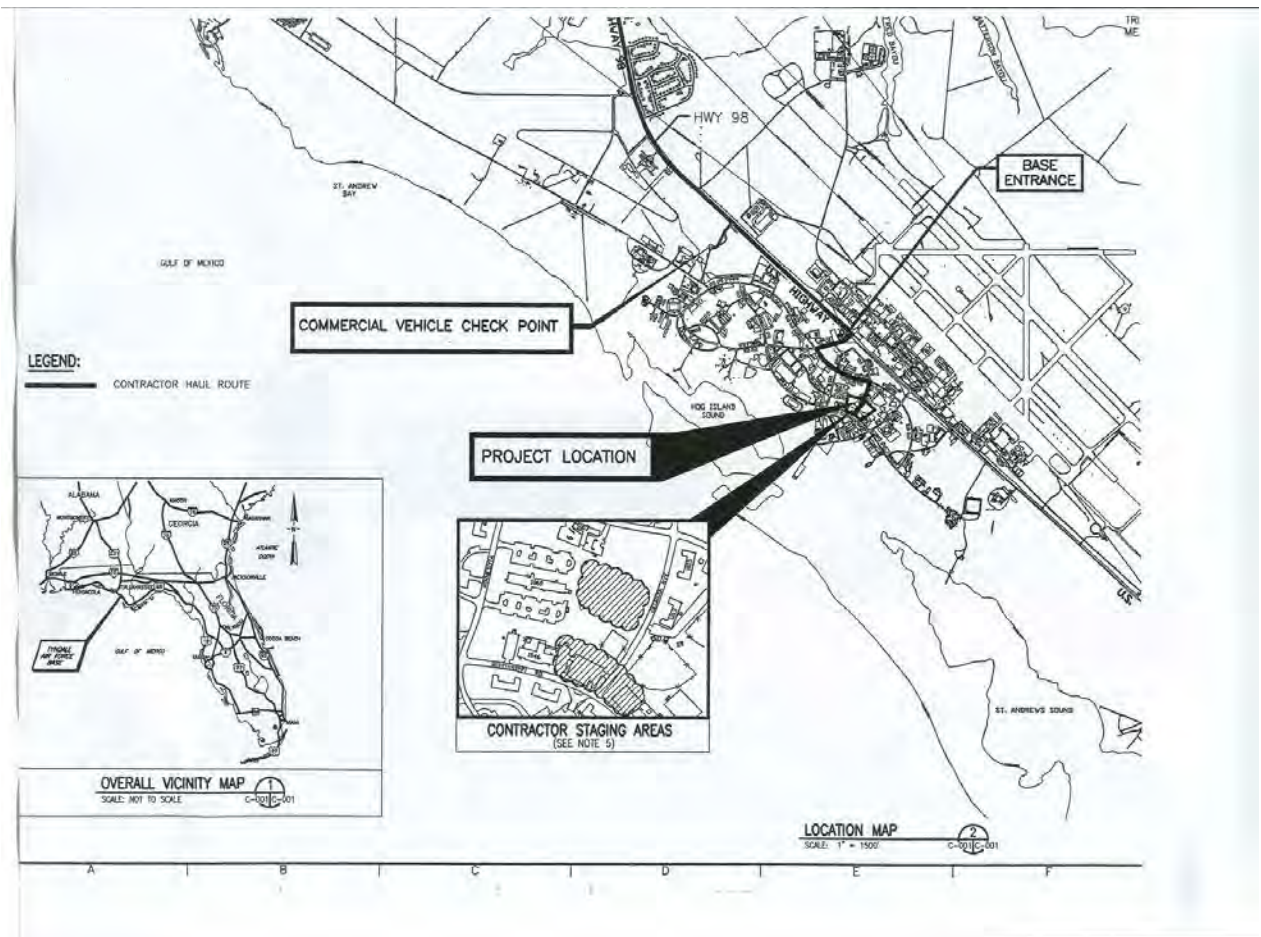


Figure 1.2
Project Location Map

2.0 DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES

2.1 ALTERNATIVES DEVELOPMENT

NEPA and 32 CFR Part 989 require consideration of reasonable alternatives to the Proposed Action. Only alternatives that would reasonably meet the defined need for the Proposed Action requires detailed analysis in this EA. As discussed in Section 1.2, the purpose of the Proposed Action is to correct identified inadequacies of dormitory space for permanent party unaccompanied enlisted personnel. During the planning phase of the Proposed Action, different locations on main base were evaluated to identify suitable sites for the proposed projects. This siting analysis was based on the following screening criteria:

1. Drivable Troop Walk/Accessibility
2. Fire Department Access
3. Resident Parking / Bicycle Racks
4. Force Protection Criteria
5. Land-use compatibility
6. Connection to Utilities
7. Access from Parking to residence

Using these screening criteria, the 325 CES planners and engineers collaborated with other elements to identify locations within the main base suitable for constructing the proposed project. Undeveloped or re-developable sites that met the screening criteria were further evaluated for their ability to meet the specific needs of their future users such as their proximity to other areas where interconnected functions would be carried out. Based on the constraints of the screening criteria and the expected requirements of future users, there was very little siting flexibility the proposed project. For these reasons, there are no viable alternatives to the identified sites for the projects under the Proposed Action. Because potential alternatives for project locations were rigorously evaluated and rejected during the planning phase of the Proposed Action, they do not require reexamination in this EA.

2.2 IDENTIFICATION OF ALTERNATIVES ELIMINATED FROM FURTHER CONSIDERATION

As discussed in Section 2.1, there are no alternatives that reasonably meet the defined need of the Proposed Action. Potential alternative locations and construction approaches for the project under the Proposed Action were rigorously evaluated during the planning phases of the projects. Based on the siting criteria used, specific requirements of future users, and other considerations such as project cost, the potential alternative sites and construction approaches examined during the planning phases of the proposed projects were eliminated from further study.

With respect to project location, there was very little siting flexibility for the proposed project based on screening constraints and user requirements. Proximity to existing interconnected functions and infrastructure significantly influenced site selection and limited the number of suitable sites for the project. With respect to construction approach, the rationales for new construction versus renovation/expansion were well defined. The few potential alternatives to the proposed construction approach that warranted evaluation were rejected during the planning phase based on overall project cost and engineering considerations. As a result, this potential alternative was eliminated from further consideration.

2.2 NO-ACTION ALTERNATIVE

The No Action Alternative would not fulfill the need for the Air Force to provide suitable housing for its military members. The No Action Alternative, or maintaining the *status quo*, is not desirable because if this dorm complex is not constructed, many unaccompanied enlisted personnel would have to continue living off-base. This would cause financial hardship on many of our young airmen due to the rising cost of off-base housing and personal transportation. Additionally, adequate living quarters which provide a level of privacy required for today's airmen will not be available, resulting in degradation of morale, productivity, and career satisfaction.

2.3 DETAIL DESCRIPTION OF THE PROPOSED ACTION

The United States Air Force (USAF) proposes to construct 4 buildings to accommodate unaccompanied enlisted personnel at Tyndall AFB, Florida between buildings 1027 and 1060. It is estimated that construction and demolition activities associated with the Proposed Action would be initiated during FY07 and would be completed within 2 years from the initiation of construction activities. This project includes demolition of an existing softball field, chain link fence, scoreboard, and tennis and basketball courts. The dormitories would be constructed on the 29-acres area. The dormitories would be designed and constructed to provide modern kitchen, bedroom, and bath configurations with ample interior and exterior storage.

The proposed action would include street modifications, parking areas, curbs and gutters, sidewalks, street lights, grading, surface and storm drainage, landscaping where appropriate, and recreational spaces (see Figure 2.1). The existing street layout would be used to the maximum extent possible. The proposed action would incorporate pollution prevention, energy, and water conservation and water quality initiatives into all facilities and activities where practicable. The objectives of the initiatives would be to improve waste reduction and management practices; energy efficiency and energy conservation practices; water resource conservation and management (*e.g.*, drought tolerant plants); and recycling and reuse practices. Recyclable waste generated during construction would be recycled according to the type of material.

A portion of an existing storm water ditch would be filled and re-routed along the perimeter of the area. This ditch is considered a jurisdictional wetland according to the

state of Florida. New storm water treatment requirement will be incorporated into the re-routed portion of the storm water. A wetland resources permit will be obtained from the Florida Department of Environmental Protection to accomplish this task. The abandoned storm water from the filling in of the existing ditch will be hard-piped, incorporated into the new storm water conveyance system, and discharged to the re-routed storm water ditch. Storm water pollution prevention plans likely include the following erosion control techniques that would be used during demolition to minimize erosion:

- The construction sites would have silt fences surrounding the perimeters of the construction areas.
- Hay bales or other absorbent materials would be installed around storm drainage system inlets to prevent sediment or other contaminants from entering the storm water system during the project.
- The rate of runoff from the construction site would be retarded and controlled mechanically.
- Diversion ditches would be constructed to retard and divert runoff to protected drainage courses. If site characteristics present the potential for storm water sediment to enter the storm water system, drains in the area would be protected with silt fences, hay bales, or an approved equivalent.
- Storm water runoff would be minimized to prevent off-site transport of sediments into neighboring streams using natural vegetation (existing trees, brushes, and grasses) as much as possible to provide a buffer zone to aid in benefiting water quality.
- All entrances to construction sites would be stabilized before construction and further disturbance of the site begins. If a construction site entrance crosses a stream, swale, or other depression, a bridge or culvert would be provided to prevent erosion from unprotected banks.
- Use of swales and other treatment features to reduce discharge of pollutants.

Designs of these treatment features should be based on Florida development manual and treatment criteria for 62-65 FAC.

2.3.1 DEMOLISH EXISTING FACILITIES, PROPOSED ACTION

Under the Proposed Action, an existing softball field, chain link fence, scoreboard, and tennis and basketball courts would be demolished. The total impervious area to be removed would be approximately 70,500 ft². The contractor would prepare and implement a demolition plan that provides a phased approach for demolition of existing units and infrastructure. There are no hazardous materials in the existing facilities to be demolished. Any debris generated from the demolition of these facilities would be

disposed of according to the appropriate federal and state laws and regulations. Demolition Plan is shown on Figure 2.3.

2.3.2 CONSTRUCT NEW DORMITORY, PROPOSED ACTION

The Air Force anticipates 120 dormitory rooms would be constructed. The new facility would consist of a masonry building with concrete foundation, structural steel framing, sloped metal roof and parking lots. It would include room-bath/kitchen-room modules, day rooms, linen storage, mechanical equipment, communication rooms, fire protection, and other necessary support. The new building will occupy about 42,300 gross square feet and have 161 parking spaces (approximately 48,400 square feet).

All units would be equipped with high-energy efficiency heating, ventilation, and air conditioning systems. New foundations would have soil treated for termites in accordance with state law. The new units would be designed and constructed to comply with the Air Force noise level reduction (NLR) policy to attain interior DNL of 45 dBA.

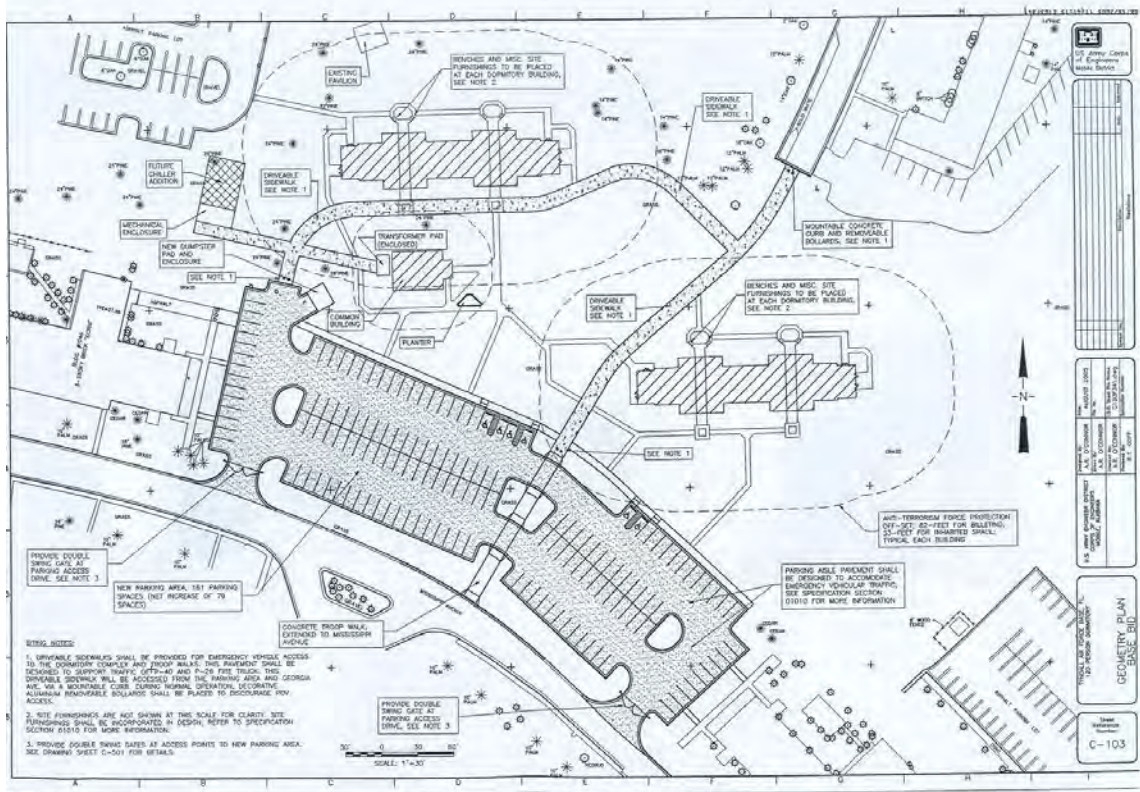


Figure 2.1
Site Plan

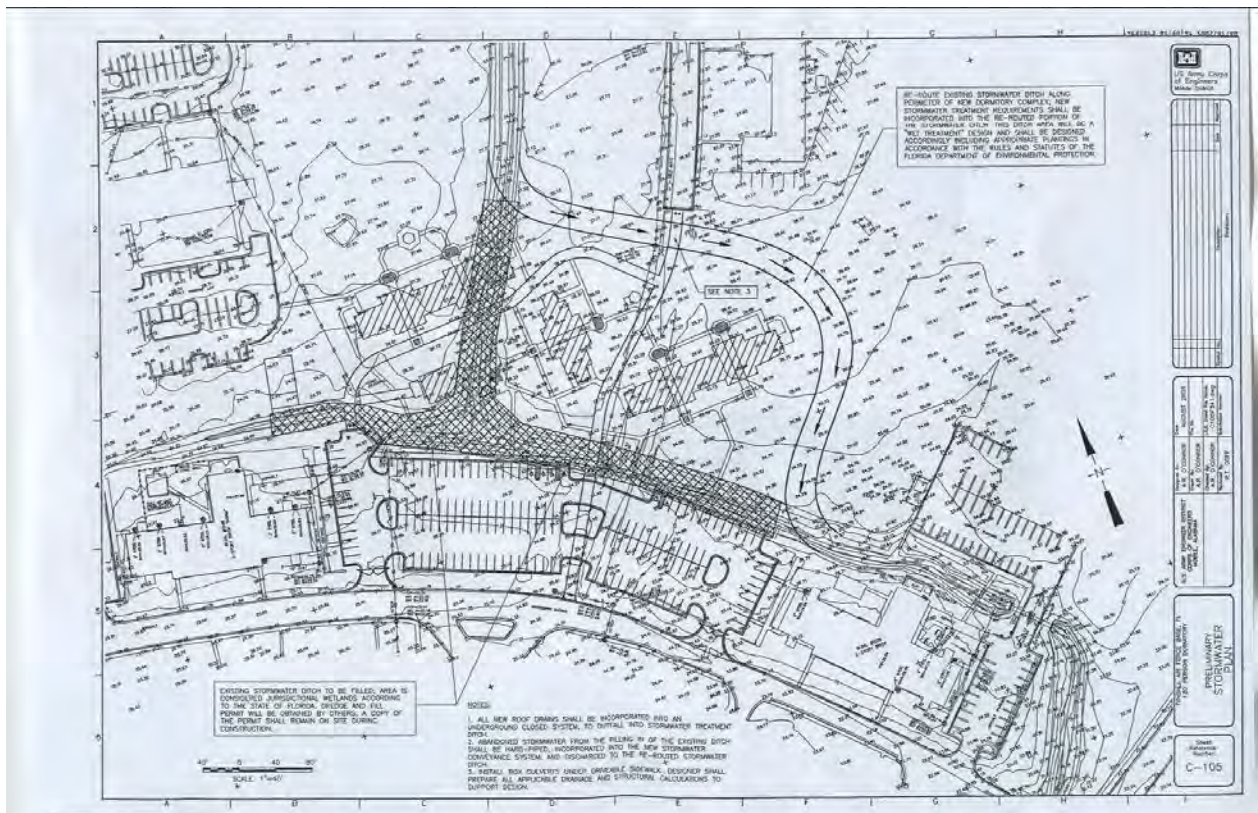
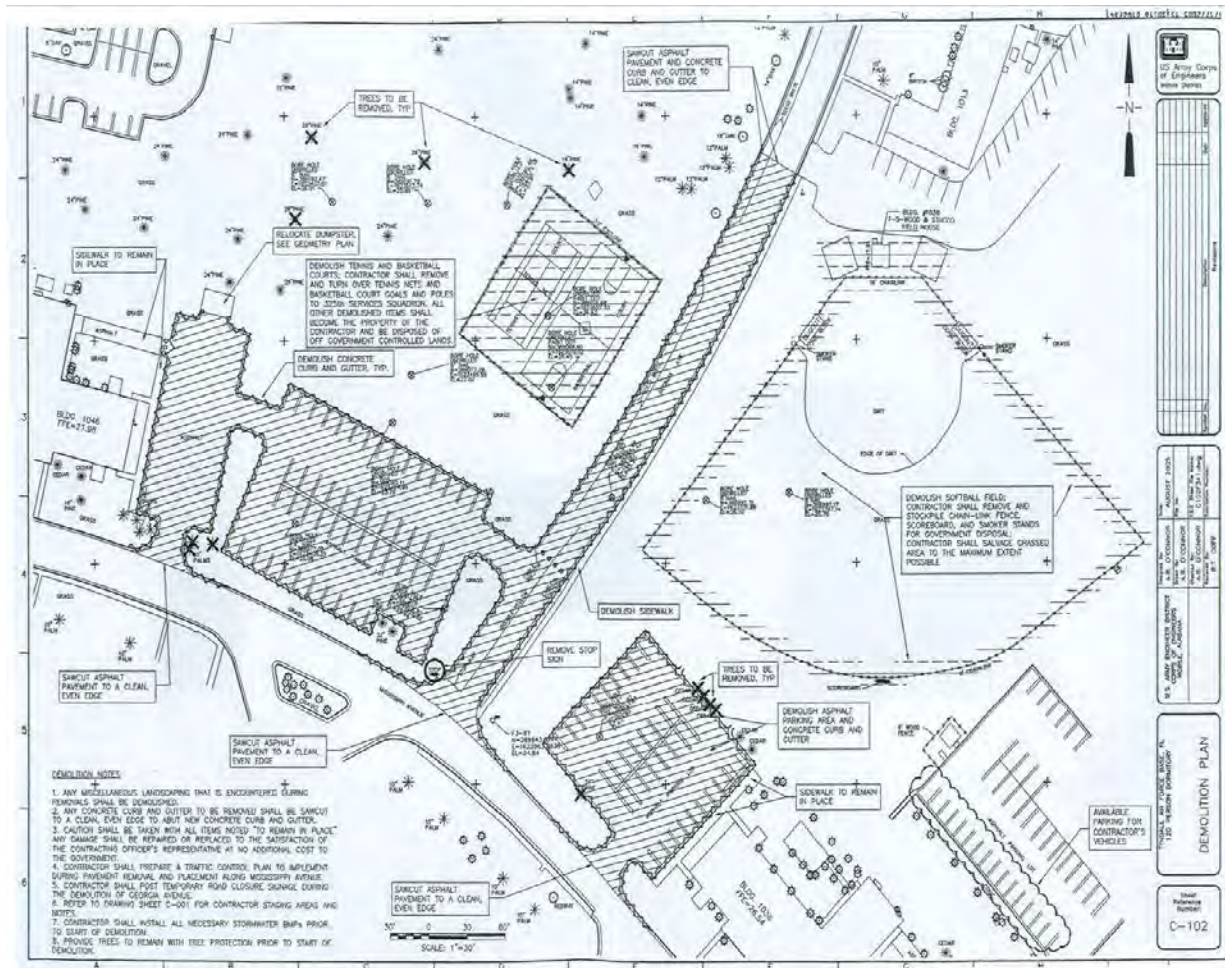


Figure 2.2
Storm Water Plan



3.0 AFFECTED ENVIRONMENT

3.1 INSTALLATION HISTORY AND MISSION

Tyndall AFB began as a gunnery school and was officially opened on December 6, 1941 as Tyndall Field. Tyndall Field was named after Francis B. Tyndall, a World War I fighter pilot and recipient of the Silver Star. In 1947, Tyndall Field became Tyndall AFB when the Air Force became a separate branch of the military. In the 1950s, the primary mission of the Base became that of a weapons deployment center. In the 1970s, Air Force Civil Engineering Support Agency moved to Tyndall AFB. Tactical Air Command also transferred to Tyndall AFB, which started its mission to help defend the southeastern United States. The 325th Fighter Weapons Wing was started at Tyndall AFB in 1981, later designated as the 325th Tactical Training Wing. Its mission included training in the F-101, F-106, F-15, and T-33 aircraft. Also during the 1980s, the 475th Weapons Evaluation Group was activated, consolidating the weapons system evaluation program. In the 1990s, the 1st Air Force and Continental United States North American Aerospace Defense Command Region (CONR) moved from Langley AFB, Virginia to Tyndall AFB. The Southeast Air Defense Sector is the sector of CONR stationed at Tyndall AFB. Also in the 1990s, the 325th Tactical Training Wing was designated the 325th Fighter Wing and Tyndall AFB and was transferred from the Air Combat Command to AETC. The Base was selected to host the F-22 Pilot Training mission, which began in 2003 (USAF 2004b).

In addition, Tyndall AFB is home to a variety of other non-Air Force organizations such as the Canadian Forces Detachment, and several civilian contractors. DoD agencies are also on Base, including the Defense Accounting Office, Army and Air Force Exchange Services, and the Defense Commissary Agency. Within the approximate 12,000 total population of Tyndall AFB, an estimated 4,190 are military personnel, 5,400 are military dependents, and about 2,700 are civilian employees. Approximately 8,100 retired military personnel live near Tyndall AFB (USAF 2004b).

Over time, Base activities were grouped into areas based on commonality of function and land use category. This grouping resulted in efficient clustering of commercial, administrative, and maintenance areas, and separated Base housing areas from Base functions incompatible with residential activities.

3.2 AIR QUALITY

Tyndall AFB is in the US Environmental Protection Agency (EPA), Region 4, Air Quality Control Region 005, which encompasses the entire Florida panhandle and extends east to near Tallahassee, Florida. This region coincides with Florida State Region #6 and is based on prevailing air currents.

The air quality standards which proposed actions must meet include federally-enforced standards and rules of the State of Florida, Department of Environmental Protection (DEP).

To protect and enhance the air quality of Florida, the DEP has promulgated a non-degradation policy and established air quality emission standards.

The air resources of the area are influenced by the terrain and the prevailing meteorological conditions. Air pollution is frequently associated with strong ground-based inversions. However, no specific air pollution problem has been identified in the area by Florida DEP. Ground-based inversions occur at Tyndall AFB practically every morning and normally break late in the morning due to surface heating. On several days during the winter, the inversion does not break up due to a deep layer of sea fog retarding the heating. At other times during the winter, a persistent low-level inversion may exist in the area for several days due to subsiding air in a stagnating high pressure area. In addition to a damping effect of the inversion, wind speeds in these situations are light.

The air quality at Tyndall AFB is good. The area is in attainment for National Ambient Air Quality Standard parameters which are regulated by the State of Florida, DEP. The regulated substances are: particulate matter larger than 10 microns (PM₁₀), sulfur dioxide (SO₂), nitrogen dioxide (NO₂), carbon monoxide (CO), ozone (O₃), and lead (Pb).

In September 2005, the base submitted an application to FDEP to renew the Federally Enforceable State Operating Permit (FESOP). Under this FESOP, the base limits emissions to below that of a major source. Thus, the base is not subject to a Title V operating permit.

3.3 WATER QUALITY

3.3.1 Water supply

Tyndall AFB purchases its drinking water for the main Base complex from Bay County Utilities, which supplies water to the Bay County area. The primary source of water for Bay County Utilities is Deer Point Lake. The main Base has four backup wells permitted for use by the State of Florida that can be used for potable water in case of emergency (USAF 2004b).

The Bay County water system distributed 8,760,000,000 gallons in 2003, an average of 24 million gallons per day (mgd). The maximum daily output for the Bay County water treatment plant is 50 mgd. Average daily per capita consumption for Bay County customers are 152 gallons (Bay County 2004a).

The Base owns and operates the 60-mile water distribution system that consists of mostly cast steel lines, but also includes cast iron, steel, and plastic pipe (USAF 2004b). Water is supplied to Tyndall AFB through a single pipeline that enters the Base at the Dupont Bridge. The water flows into a 5 million gallon above ground storage tank operated by Bay County on property leased by the Air Force. Water is pumped from the tank into Tyndall AFB's distribution system, which includes two elevated storage tanks. The elevated tanks have a total storage capacity of 440,000 gallons.

3.3.2 Wastewater Treatment

Wastewater generated at Tyndall AFB is discharged to the Bay County Military Point Waste Water Treatment Plant (MPWWTP) and permitted under a combined permit from the FDEP (Permit No. FL0167959-001-01) to discharge a total of 7.0 mgd. The existing sanitary sewer system has adequate capacity to handle the permitted flow (USAF 2004b). The average amount of wastewater treated at the MPWWTP was 3.5 mgd during 2003 (Bay County 2004b). The treated, clarified effluent is discharged into East Bay.

Tyndall AFB generates about 0.68 mgd of wastewater, which equates to about 9.7 percent of the Bay County MPWWTP capacity of 7 mgd.

The Base's domestic sewage is collected in a predominantly gravity flow system consisting of approximately 50 miles of sewer mains. There are over 50 lift stations and force mains used to connect individual facilities into the system. All sewage on Base, except for housing, is pumped to the wet well at Building 1722. The sewage is then pumped to the Bay County MPWWTP.

3.3.3 Storm Water Management

Tyndall AFB storm water drainage primarily flows southward in areas south of U.S. Highway 98 and northward in areas north of the highway. The storm water collection system is a combination surface drainage in undeveloped areas and underground piping in developed regions of the Base. Surface drainage is adequate for most parts of the Base because water permeates into the sand quickly (USAF 2004b). However, during long periods of heavy rain, the sandy soil tends to erode. Tyndall AFB has a Municipal Separate Storm Sewer System Permit (Permit No. FLR04E004) and the Base meets current state and federal storm water permit requirements (Tyndall AFB 2003b).

3.4 BIOLOGICAL RESOURCES

Tyndall AFB is located in the Southern Evergreen Forest Region of the outer West Coastal Plain. This region is typified by the presence of longleaf pine and scrub oak forests (USAF, 1989).

Due to the variety of habitats available within the boundaries of Tyndall AFB, faunal diversity is high. An analysis of the fauna of Tyndall AFB area was conducted by the US Department of the Interior, Fish and Wildlife Service, as part of a Natural Resources Inventory of the base (US Department of the Interior 1988). The forested areas, the grasslands on the airfields, ponds, and shoreline provide a large variety of habitats.

Inventories of the Base's fish and wildlife species are based mainly on studies conducted by 325 Civil Engineer/Environmental Flight Natural Resources Element CES/CEVN. Tyndall AFB has a freshwater fisheries management program and wildlife management programs for both game and non-game wildlife species. Tyndall AFB's fisheries

management program is restricted to its lakes and ponds. Fish species that are managed at Tyndall AFB include largemouth bass, bluegill and other *Lepomis* species, and channel catfish. Tyndall AFB's fish and wildlife management program has several components, including species and habitat protection; prevention of conflicts with mission-related activities; fishing, hunting, and other recreation (e.g., bird watching); education; and nuisance/invasive species control. The game wildlife species managed by Tyndall AFB are white-tailed deer, wild turkey, wood duck, mourning dove, gray squirrel, and marsh rabbit. The proposed project site provides relatively poor quality wildlife habitat because it is developed. Part of the project site is paved with asphalt; the rest has a few trees, shrubs, and grass used for landscaping.

Listed Species

A total of 20 listed plant species and 27 listed animal species have been documented at Tyndall AFB or in its immediate vicinity. Table 3-1 presents the listed species and the habitat types they utilize.

TABLE 3-1

Common Name	Scientific Name	Federal Status (USFWS)	State Status (FWCC or FDACS)	Habitat Type
PLANTS				
Apalachicola dragonhead	<i>Physostegia godfreyi</i>		T	Wet prairie
Bog tupelo	<i>Nyssa ursine</i>	ce		Wet prairie
Chapman's butterwort	<i>Pinguicula planifolia</i>	ce	T	Wet prairie
Chapman's crownbeard	<i>Verbesina chapmanii</i>		T	Wet prairie
Decumbent pitcher plant	<i>Sarracenia purpurea</i>		T	Wet prairie, bogs
Dew thread sundew	<i>Drosera filiformis</i>		E	Wet prairie
Drummond's yellow-eyed grass	<i>Xyris drummondii</i>	ce		Wet prairie flatwoods
Giant water dropwort	<i>Oxypolis greenmanii</i>		E	Wet prairie, ditches
Godfrey's golden aster	<i>Chrysopsis godfreyi</i>	ce	E	Dunes
Gulf coast lupine	<i>Lupinus westianus</i>	ce	T	Scrub, dunes
Harper's yellow-eyed grass	<i>Xyris scabrifolia</i>		T	Wet prairie
Henry's spider lily	<i>Hymenocallis henryae</i>	ce	E	Cypress stringers
Karst pond yellow-eyed grass	<i>Xyris longisepala</i>		E	Upland lake margin
Large-leaved jointweed	<i>Polygonella</i>	ce	T	Scrub

<i>Macrophyli</i>				
Parrot pitcher plant	<i>Sarracenia psittacina</i>		T	Wet prairie, bogs
Quillwort yellow-eyed grass	<i>Xyris isoetifolia</i>	ce	E	Wet prairie
Southern milkweed	<i>Asclepias viridula</i>	ce	T	Wet prairie
Southern red lily	<i>Lilium catesbaei</i>		T	Wet prairie
Spoon-leaved sundew	<i>Drosera intermedia</i>		T	Wet prairie
Thick-leaved water willow	<i>Justicia crassifolia</i>	ce	E	Wet prairie
Violet-flowered butterwort	<i>Pinguicula ionantha</i>	T	E	Cypress domes
White-flowered wild petunia	<i>Ruellia noctiflora</i>		E	Wet prairie

BIRDS

American oystercatcher	<i>Haematopus palliatus</i>		SSC	Shoreline
Bald eagle	<i>Haliaeetus leucocephalus</i>	T	T	Coastline, lakes
Black skimmer	<i>Rhychops niger</i>		SSC	Shoreline
Brown pelican	<i>Pelecanus occidentalis</i>		SSC	Barrier island, bays
Least tern	<i>Sterna antillarum</i>		T	Barrier island, shoreline
Little blue heron	<i>Egretta caerulea</i>		SSC	Marshes, ponds, lakes
Osprey	<i>Pandion haliaetus</i>		SSC	Coastline, lakes
Peregrine falcon	<i>Falco peregrinus tundrius</i>	ce	E	Open habitats
Piping plover	<i>Charadrius melodus</i>	T /CH	T	Barrier island
Reddish egret	<i>Egretta rufescens</i>		SSC	Brackish marsh shallow coastline
Snowy egret lakes, ponds,	<i>Egretta thula</i>		SSC	Marshes, lakes, ponds
Snowy plover	<i>Charadrius alexandrinus</i>	ce	T	Barrier island
	<i>tenuirostris</i>			
Southeastern American kestrel	<i>Falco sparverius paulus</i>	ce	T	Open, partly open habitat
Tricolor heron	<i>Egretta tricolor</i>		SSC	Marshes, ponds
White ibis	<i>Eudocimus albus</i>		SSC	Marshes, lakes

REPTILES

Alligator snapping turtle	<i>Macrolemys temminckii</i>	ce	SSC	Freshwater lakes
American alligator	<i>Alligator mississippiensis</i>	T (S/A)	SSC	Lakes, marshes
Gopher tortoise	<i>Gopherus polyphemus</i>	ce	SSC	Long leaf pine, sand pine scrub
Green sea turtle	<i>Chelonia mydas mydas</i>	E	E	Marine, barrier island
Gulf salt marsh snake	<i>Nerodia clarkia clarkia</i>	ce		Needle grass, estuaries
Kemp's ridley turtle	<i>Lepidochelys kempi</i>	E	E	Marine
Leatherback sea turtle	<i>Dermochelys coriacea</i>	E	E	Marine, barrier island
Loggerhead sea turtle	<i>Caretta caretta</i>	T	T	Marine, barrier island

MAMMALS

Choctawatchee beach mouse	<i>Peromyscus polionotus</i>	E / CH	E	Barrier island
	<i>allophrys</i>			
Florida black bear	<i>Ursus americanus</i>	ce	T	Swamps, forested area
	<i>floridanus</i>			
Manatee	<i>Trichechus manatus</i>	E	E	Marine
St. Andrews beach mouse	<i>Peromyscus polionotus</i>	E	E	Barrier island

FISH

Gulf sturgeon	<i>Acipenser oxyrinchus</i>	T / CH	SSC	Marine, large rivers
	<i>desotoi</i>			

E - Endangered

T- Threatened

T(S/A) - Threatened by similarity of appearance

SSC - Species of Special Concern

CH - Critical Habitat Designated

Ce - Consideration Encouraged

USFWS - U.S. Fish & Wildlife Service

FFWCC - Florida Fish & Wildlife Conservation Commission

FDACS - Florida Department of Agriculture & Consumer Services

Most of the listed species at Tyndall AFB occur on the barrier islands or within wetlands

where interactions with the military mission are minimal. The beaches of the barrier islands are important nesting sites for loggerhead sea turtles as well as for listed shorebirds such as the least tern, black skimmer, and piping plover. The dunes are crucially important habitat for the Choctawhatchee and St. Andrews beach mice. Shell Island from the western boundary of the Base to lands end (Choctawhatchee beach mouse), all of the coastal and bay beaches (piping plover), and the entire gulf frontage from the shoreline to 1½ miles out (Gulf sturgeon) have been designated as Critical Habitat by USFWS. Additionally, all beach and dune habitats on Shell Island and Crooked Island East and Crooked Island West have been designated Critical Wildlife Areas from 1 April to 15 September by USFWS.

3.5 NOISE

Noise may be defined as any undesirable sound, regardless of its origin. Noise intrusion into a quiet environment would, in most cases, have greater impact than additional noise into an existing noisy environment. The most commonly used noise measurement is the Day/Night Average Sound Level (L_{dn}). The L_{dn} reflects the cumulative noise levels compiled over a 24-hour period and is weighted to account for the quieter background noise levels from 2200 to 0700, with a 10 decibel penalty applied for that period. Noises occurring at night are recognized as being more likely to disturb people than the same noise occurring during the day. The L_{dn} noise levels are expressed by a means of contour lines centered on the principal noise source. In the case of Tyndall AFB, this area is the runway. Noise exposure contours are developed to be used as a planning tool for both the air operations personnel and those who plan the growth of the communities in the vicinity of the base. The numbers used in quantifying noise levels in the L_{dn} analysis are associated with different degrees of impact. Generally, noise levels of 65 L_{dn} and higher have a more pronounced impact on noise sensitive land uses and are generally incompatible with most land uses such as residential and recreational.

The major source of noise at Tyndall AFB is from the use of existing aircraft. The current mission at Tyndall generates an average of 79 sorties per day. A sortie is defined as a mission performed by a single plane. Each sortie has an Average Sortie Duration (ASD) of 1.27 hours. The current total flying hours each day is approximately 100 hours.

Baseline analyses of noise levels at Tyndall AFB, conducted by the Air Force Engineering and Services Center, Engineering and Services Laboratory at Tyndall AFB, show that noise levels of 65 L_{dn} and higher are presently being generated by aircraft using the Tyndall runway and that the projected levels of aircraft operations are expected to continue to produce noise levels of 65 L_{dn} and higher.

Expected noise levels in the proposed project areas during construction were estimated using a number of reports prepared by EPA on general noise conditions in the United States. A summary report, *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety* (EPA, 1974), indicated that national noise level trends could be used to represent regional noise conditions on a broad basis. Individual discrepancies may occur, especially in areas with

a high concentration of specialized land uses such as heavy industrial or government, but the noise levels generally are consistent within a specific land use area across the country. Based on data presented in the EPA publication, *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances* (EPA, 1971), outdoor construction noise levels range from 78 dBA to 89 dBA, approximately 50 feet from a typical construction site. Table 3-1 presents typical noise levels (dBA at 50 feet) estimated by EPA for the main phases of outdoor construction.

TABLE 3-2

Typical Noise Levels for Outdoor Construction

Construction Phase	Noise Level (dBA at 50 feet from source)
Ground Clearing	84
Excavation, Grading	89
Foundations	78
Structural	85
Finishing	89

dBA – decibel on the A-weighted scale

3.6 WETLANDS

There are many types of wetlands on Tyndall AFB, accounting for 40 percent of the land. Wetlands on Tyndall AFB have been mapped and classified in accordance with the USFWS's National Wetlands Inventory (NWI) classification system as described in *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et. al., 1979). Based on the NWI classification system, the predominant wetland types are estuarine and palustrine forested. The estuarine wetlands are the tidal saltmarshes within the lower reaches of the bayous along the Bay. The palustrine forested wetlands are primarily the forested floodplains of the upper reaches of the bayous.

Six areas at Tyndall AFB have been identified by the Florida Natural Areas Inventory (FNAI) as Special Interest Natural Areas. These areas consist mostly of wetland habitat and are relatively pristine. They are considered ecologically valuable and support a variety of plants and wildlife species, some of which are rare or protected. The Proposed Action is not located within the boundary of this Special Interest Natural Area.

The Proposed Action will require re-routing a storm water ditch. This ditch is considered jurisdictional wetland by FDEP (see Figure 3.1).

3.7 LAND USE

Land use plans provide direction for development and improvement of Tyndall AFB. Land use planning is an effective tool in maximizing mission effectiveness, generally enhancing quality of life, and preserving quality of on-Base natural environments. Efficient utilization of the limited land available is an indication of good land use planning. Existing land use categories at Tyndall AFB consist of airfield, airfield pavements, aircraft operations and maintenance, technical training, industrial, administrative and operations, community service, medical, housing accompanied housing-unaccompanied, outdoor recreation, open space, and water (USAF 2004b).

The Proposed Action would require a Land Use change in the Base General Plan. However, the proposed land used will be compatible to the existing adjacent land use (see Figure 3.1).

3.8 COASTAL ZONE MANAGEMENT

The Coastal Zone Management Act was enacted to preserve, protect, develop, restore, and enhance the coastal zone resources, where possible. In response, Florida developed the Florida Coastal Zone Management Program administered by FDEP. There are 23 statutes under this program that protect and enhance the state's natural, cultural, and economic coastal resources.

Portions of Tyndall AFB have been mapped as 100-year floodplain areas on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Much of the area mapped as 100-year floodplain exists along the coastline and is prone to flooding as a result of heavy tidal surges that occur during strong storms. Many parts of the Base outside the mapped 100-year floodplain areas are also prone to tidal surge flooding. The Proposed Action is not located within the 100-year floodplain.

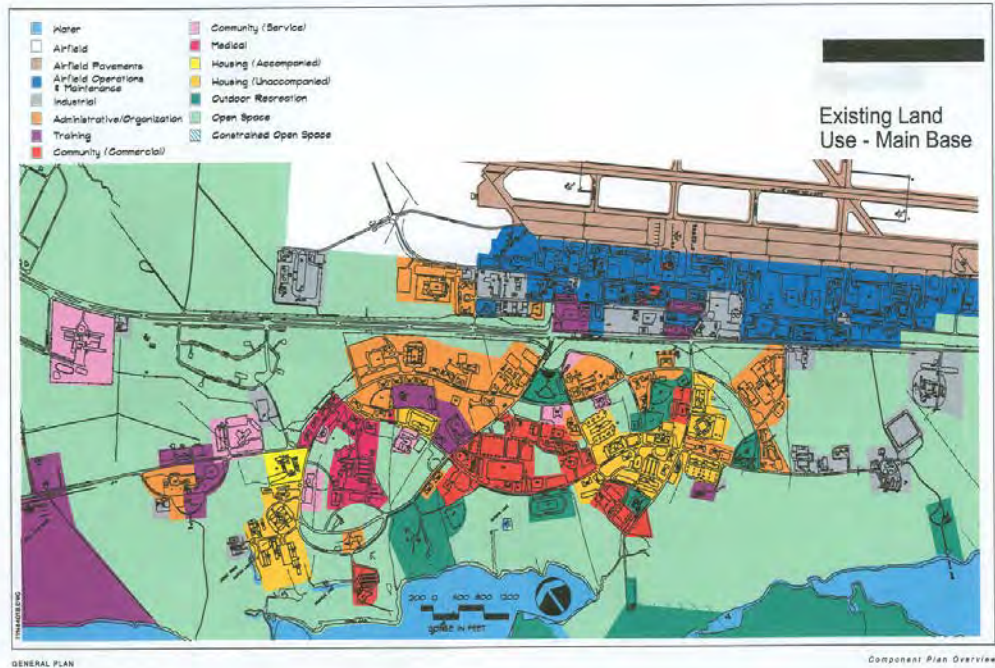


Figure 3.1
Base Land Use

4.0 ENVIRONMENTAL CONSEQUENCES

4.1 AIR QUALITY

As indicated in Section 3.2, Tyndall AFB area is in attainment for National Ambient Air Quality Standard parameters. National Ambient Air Quality Standards would not be violated by the implementation of the proposed action. Fugitive dust (particulate matter) and construction vehicle exhaust emissions would be generated during construction and would vary daily, depending on the level and type of work conducted. Fugitive dust would be generated by construction vehicle and equipment travel on dirt surfaces and by wind action on stockpiled materials. Fugitive dust from stockpiled materials would consist primarily of nontoxic particulate matter. Fugitive dust would be controlled at the sites using best management practices (BMPs), such as periodic watering of cleared areas and stockpiled materials and mulching or vegetative cover for the cleared areas. Pollutants that would be emitted from the internal combustion engine exhausts of construction vehicles and equipment include nitrogen oxide (NO_x), CO, PM₁₀, and volatile organic compounds (VOCs). These types of exhaust emissions would be temporary, and at their expected generation levels, would not significantly impact air quality. Fugitive dust and exhaust emissions from the proposed construction activities would not collectively represent a new major source of air emission, and, therefore, would not require a modification to the minor air operation permit under which Tyndall AFB operates. Operation of the proposed Dormitory project would not include any new source of air emission that would be regulated under this permit. For these reasons, the Proposed Action would not have a significant impact on air quality.

The No Action alternative would not have any air quality impact. There would be no violation of the National Ambient Air Quality Standards. Any increases in exhaust emissions in the immediate vicinity of the project's proposed demolition and construction equipment would not occur. There would be no fugitive dust from earth moving and filling operations.

4.2 WATER QUALITY

4.3.1 Water Supply

The Proposed Action would increase the number apartment units over what is in the current inventory, thereby increasing the number of people in the dormitory area. There would be an increase in water consumption associated with the Proposed Action. However, the newly constructed units would have low-flow water devices installed. It is estimated that the use of water saving devices reduces indoor consumption by as much as 39 percent (TWRI 1992). Water would be used for dust suppression during construction. However, water application for dust control would be discontinued when ground disturbing activities are completed.

No construction activities would be conducted under the No Action Alternative; therefore, the No Action Alternative would have no effect on water supply.

4.3.2 Wastewater Treatment

Under the Proposed Action, it is estimated that the number of residents in the dormitory are would increase by 120 persons. It is estimated 6,840 gallons of wastewater would be generated each day (0.00684 mgd) by the 120 residents, or 57 gallons per person per day. The increase in wastewater generation would be negligible, and wastewater generation would remain at or near the baseline generation rate. Newly constructed units associated with the Proposed Action would have water saving toilets, shower heads, and faucets installed, reducing indoor consumption of water, and corresponding to a reduction in wastewater generation. The exact amount of savings from wastewater generation cannot be calculated since the flow rates for the devices are unknown. Overall, wastewater generation would not exceed baseline conditions.

No construction activities would be conducted under the No Action Alternative; therefore, the No Action Alternative would have no effect on wastewater treatment.

4.3.3 Storm Water Management

The dormitories would be constructed on the 29-acres area. It is estimated that, the construction project would have approximately 98,700 square feet of impervious cover including sidewalks and parking. The project also includes the demolition of existing softball field, chain link fence, scoreboard, and tennis and basketball courts, which eliminates about 70,500 square feet of impervious surface for a net increase of about 28,200 square feet of impervious surface. The area has sufficient storm drainage system to handle the additional flow. Runoff from the additional impervious areas would be routed through shallow swales to the base's storm water system.

A portion of an existing storm water ditch would be filled and re-routed along the perimeter of the area. New storm water treatment requirement will be incorporated into the re-routed portion of the storm water. The abandoned storm water from the filling in of the existing ditch will be hard-piped, incorporated into the new storm water conveyance system, and discharged to the re-routed storm water ditch. Curbs and gutters installed during parking construction would be connected to the existing storm water system.

A Storm Water Construction Permit would be needed to satisfy state permitting requirements for monitoring storm water runoff during construction. Sediment and erosion controls would be implemented during construction. Turbidity curtains would be installed in the ditches to minimize transport of suspended sediments. The sediment and erosion controls that would be implemented during construction would be coordinated with FDEP during project permitting and would be included in the site-specific Construction Storm Water Pollution Prevention Plans that would be prepared for the projects.

For these reasons, the Proposed Action would not have a significant impact on surface waters.

The No Action alternative would have no surface water quality impact. The existing storm drainage system would continue to be used to handle the present runoff. No permits would be required to continue with the existing conditions.

4.4 BIOLOGICAL RESOURCES

The Proposed Action construction and demolition activities associated with the Dormitory project would occur within developed, maintained areas with highly modified and disturbed landscape typical of urban residential or recreational areas. Vegetative clearing would not be required to construct buildings, roadway and utility easements. No listed plant or animal species were sighted at the proposed site during the listed species surveys conducted by 325 CES/CEVN.

For these reasons, the Proposed Action would not have a significant impact flora and fauna.

The No Action alternative would have no biological resource impact. The areas of the proposed action would continue as before. The proposed action would continue to be partially asphalted and a landscaped lawn.

4.5 NOISE

As discussed in Section 3-5, typical construction work generates noise levels in the range of 78 to 89 dBA approximately 50 feet from the construction area. Based on the EPA publication, *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*, PB 206717 (EPA, 1971), noise levels at 50 feet from a source decrease by approximately 3 dBA over a hard, unobstructed surface (such as asphalt), and by approximately 4.5 dBA over a soft surface (such as vegetation). The maximum acceptable noise level for most residential land uses is generally considered to be 65 dBA. Constructing the dormitory under the Proposed Action would temporarily increase ambient noise levels in and around the construction areas. The increased noise levels would be short term and limited to normal working hours. Based on the EPA estimates of noise dissipation previously described, construction-related noise generated by the proposed project would be negligible or not audible in the nearest noise-sensitive areas. For these reasons, the Proposed Action would not have any significant noise impacts.

Noise levels would not be changed by the No Action alternative. There would be no noise due to construction and demolition.

4.6 WETLANDS

There are many types of wetlands on Tyndall AFB, accounting for 40 percent of the land. The predominant wetland type is designated Palustrine-Forested. Approximately 1140 linear feet of an existing storm water ditch would be filled and re-routed along the perimeter of the area. This ditch is considered a jurisdictional wetland according to the state of Florida. Sediment and erosion controls would be implemented during

construction. Turbidity curtains would be installed in the ditches to minimize transport of suspended sediments. The sediment and erosion controls that would be implemented during construction would be coordinated with FDEP during project permitting and would be included in the site-specific Construction Storm Water Pollution Prevention Plans that would be prepared for the projects. A wetland resources permit will be obtained from the Florida Department of Environmental Protection to accomplish this task. For these reasons, the Proposed Action would not have a significant impact on Wetlands.

4.6.1 MITIGATION

Wetlands delineation would be accomplished during the project design phase to accurately identify and map jurisdictional wetlands. Best management practices such as a silt fence would be installed between any identified jurisdictional wetlands and the project area to prevent indirect impact to wetlands. Fencing would be used to buffer equipment operations and other activities from the jurisdictional wetlands.

The No Action alternative would have no result in any direct impacts to wetland. No construction activities would occur.

4.7 LAND USE

Existing land use categories at Tyndall AFB consist of airfield, airfield pavements, aircraft operations and maintenance, technical training, industrial, administrative and operations, community service, medical, housing accompanied, housing-unaccompanied, outdoor recreation, open space, and water (USAF 2004b).

The Proposed Action would require a Land Use change in the Base General Plan. However, the proposed land used will be compatible to the existing adjacent land use. The proposed action would not impact the primary mission of Tyndall AFB. Project is in conformance with published Base Master Plan.

4.8 COASTAL ZONE CONSISTENCY

<u>Florida Coastal Management Plan</u> Proposed Action Check List	
Statute	Consistency
Chapter 161, <i>Beach and Shore Preservation</i>	Not applicable to proposed activities. Project is not on beach or shore.
Chapter 163, <i>Growth Policy; County and Municipal Planning; Land Development Regulation</i>	Not applicable to proposed activities. Project is in conformance with published Base Master Plan.
Chapter 186, <i>State and Regional Planning</i>	Not applicable to proposed activities. Project is in conformance with published Base Master Plan.
Chapter 252, <i>Emergency Management</i>	Not applicable to proposed activities.

Chapter 253, <i>State Lands</i>	Not applicable to proposed activities. Project is on federal lands.
Chapter 258, <i>State Parks and Preserves.</i>	Not applicable to proposed activities.
Chapter 259, <i>Land Acquisition for Conservation or Recreation</i>	Not applicable to proposed activities.
Chapter 260, <i>Recreational Trails Systems</i>	Not applicable to proposed activities.
Chapter 267, <i>Historical Resources</i>	Not applicable to proposed activities. Projects are in low probability areas.
Chapter 288, <i>Commercial Development and Capital Improvements</i>	Not applicable to proposed activities.
Chapter 334, <i>Transportation Administration</i>	Not applicable to proposed activities.
Chapter 339, <i>Transportation Finance and Planning</i>	Not applicable to proposed activities.
Chapter 370, <i>Saltwater Fisheries</i>	Not applicable to proposed activities.
Chapter 372, <i>Wildlife</i>	Not applicable to proposed activities.
Chapter 373, <i>Water Resources</i>	Handling of storm water runoff will be permitted by FDEP and EPA.
Chapter 375, <i>Multipurpose Outdoor Recreation; Land Acquisition, Management and Conservation</i>	Not applicable to proposed activities.
Chapter 376, <i>Pollutant Discharge Prevention and Removal</i>	Not applicable to proposed activities.
Chapter 377, <i>Energy resources</i>	Not applicable to proposed activities.
Chapter 380, <i>Land and Water Management</i>	Not applicable to proposed activities.
Chapter 381, <i>Public Health, General Provisions</i>	Not applicable to proposed activities.
Chapter 388, <i>Mosquito Control</i>	Not applicable to proposed activities.
Chapter 403, <i>Environmental Control</i>	Not applicable to proposed activities.
Chapter 582, <i>Soil and Water Conservation</i>	Not applicable to proposed activities.

The No Action Alternative would no apply to the State's Coastal Zone Management Program.

5.0 CUMULATIVE IMPACTS

Of the 29,000 acres that comprise Tyndall AFB, approximately 3,900 acres (less than 15% of the installation) have been developed. These developed acreages encompass about 1,000 acres of improved grounds, 2,250 acres of semi-improved grounds, and 650 acres of developed areas such as buildings, roads, parking, and airfield pavements. The potential cumulative effects from implementation of the Proposed Action attempted to examine the additive nature of past, present, and reasonably foreseeable future actions, focusing on those activities and developments on base. Several construction projects have been identified for FY05 through FY09, based on the Tyndall AFB General Plan and information provided by AETC (USAF 2004b), for an estimation of cumulative impacts

that would occur during the time period associated with the Proposed Action and Maximum Development Alternative.

All of these previously developed facilities incrementally add to the developed nature of the base, hence the land use and vegetation cover designation of “Developed Mission/Military Activities” category. No other actions or development are presently occurring in the proposed area, other than the ongoing operation and maintenance of the facilities and utilities that occur in this general area. Potential cumulative impacts to regional air quality would be short term and insignificant. The anticipated low levels of fugitive dust from the Proposed Action and the future projects would not occur at the same time; therefore, no cumulative issues associated with fugitive dust would apply.

Past projects have incrementally contributed to surface disturbance. Given the limited and short-term nature of the project, no cumulative impacts to surface water or groundwater quality would be anticipated.

Cumulative effects to soils from increased erosion and sedimentation rates would be minor. No cumulative loss of productivity would be expected, given the high permeability and low soil fertility associated with most of these soils.

The past and future development of Tyndall AFB has resulted in a cumulative loss of vegetative cover types, primarily composed of the upland hardwoods, sand pine scrub, and slash pine. The Proposed Project would not contribute to the loss of native vegetation.

Proposed Action would not result in significant cumulative effects to native wildlife species.

Proposed action would not be sited within the 100-year floodplain. Although the Proposed Action would require filling of an existing jurisdictional wetlands no cumulative effects to wetlands would occur. This section would be re-routed along the perimeter of the dormitory complex. Best management practices such as a silt fence would be installed between any identified jurisdictional wetlands and the project area to prevent indirect impact to wetlands. Fencing would be used to buffer equipment operations and other activities from the jurisdictional wetlands. No cumulative effects to the state’s Coastal Zone Management Program have been identified.

6.0 LIST OF PREPARERS

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7.0 LIST OF AGENCIES AND OTHERS CONSULTED REGARDING THE PROPOSED ACTION

The Environmental Assessment was being coordinated with the Environmental Protection Agency. Coordination with State of Florida environmental agencies, such as the Department of Environmental Protection, was through the State Clearinghouse. All other interested persons were notified through the Public Notice process.

8.0 REFERENCES

US Department of the Interior 1988. Natural Resources Inventory, Tyndall Air Force Base. Prepared by the U.S. Department of the Interior, Fish and Wildlife Service, Panama City Field Office, Panama City, FL, for Tyndall AFB.

Corps, 1994. EA – Increase of F-15 Fighter Aircraft Assets at Tyndall AFB, FL.

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USAF, 2004. General Plan, Tyndall Air Force Base, Florida

USAF, 2005 Environmental Assessment for Military Family Housing Privatization, Tyndall Air Force Base, Florida

USAF, 2003-2007 Tyndall AFB Integrated Cultural Resources Management Plan

USAF, 2006 Draft Environmental Assessment for Infrastructure Improvements at Silver Flag Training Area, Tyndall Air Force Base Florida

9.0 ACRONYMS AND ABBREVIATIONS

AFB	Air Force Base
AFI	Air Force Instruction
AFR	Air Force Reserve
ANG	Air National Guard
ASD	Average Sortie Duration

Bldg	Building
CEQ	President's Council on Environmental Quality
CO	carbon monoxide
EA	Environmental Assessment
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
°F	degrees Fahrenheit
F.A.C.	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
FONSI	Finding of No Significant Impact
FWS	Fish and Wildlife Service
Ldn	Day/Night Average Sound Level
mph	miles per hour
NEPA	National Environmental Policy Act
NO₂	nitrogen dioxide
NPDES	National Pollutant Discharge Elimination System
O₃	ozone
Pb	lead
P.E.	Professional Engineer
PM₁₀	particulate matter less than 10 microns
SO₂	sulfur dioxide
TACS	Theater Air Control Systems
USAF	United States Air Force

APPENDIX A
FEDERAL AGENCY COASTAL ZONE MANAGEMENT ACT (CZMA)
NEGATIVE DETERMINATION

Introduction

This document provides the State of Florida with the U.S. Air Force's Negative Determination under Section 307 of the Coastal Zone Management Act, 16 U.S.C. § 1456, and 15 C.F.R. Part 930.35. The information in this Negative Determination is provided pursuant to 15 C.F.R. Section 930.35.

This negative determination addresses the Proposed Action for construction of a dormitory to accommodate 120 permanent party unaccompanied enlisted personnel at Tyndall AFB, Florida.

Proposed Federal agency action:

The United States Air Force (USAF) proposes to construct 4 buildings to accommodate unaccompanied enlisted personnel at Tyndall AFB, Florida between buildings 1027 and 1060. It is estimated that construction and demolition activities associated with the Proposed Action would be initiated during FY07 and would be completed within 2 years from the initiation of construction activities. This project includes demolition of an existing softball field, chain link fence, scoreboard, and tennis and basketball courts. The new building will occupy about 42,300 gross square feet and have 161 parking spaces (approximately 48,400 square feet). The dormitories would be designed and constructed to provide modern kitchen, bedroom, and bath configurations with ample interior and exterior storage.

The proposed action would include street modifications, parking areas, curbs and gutters, sidewalks, street lights, grading, surface and storm drainage, landscaping where appropriate, and recreational spaces. The existing street layout would be used to the maximum extent possible. The proposed action would incorporate pollution prevention, energy, and water conservation and water quality initiatives into all facilities and activities where practicable. The objectives of the initiatives would be to improve waste reduction and management practices; energy efficiency and energy conservation practices; water resource conservation and management (*e.g.*, drought tolerant plants); and recycling and reuse practices. Recyclable waste generated during construction would be recycled according to the type of material.

Currently, the base has insufficient on-base housing to accommodate the unaccompanied enlisted personnel. Many of these enlisted personnel who qualify for dormitory housing cannot live on-base due to lack of on-base dormitories. Living off-base causes a financial hardship on many of our young airmen due to the rising cost of off-base housing and personal transportation. The action would provide suitable family housing for military personnel stationed at Tyndall AFB. The dormitories would be located in the general area of the Dining Hall, Enlisted Club, Physical Fitness Center, and other facilities necessary for the high quality of life for an Air Force home.

Federal Review

After review of the Florida Coastal Management Program and its enforceable policies, the U.S. Air Force has made a determination that this activity is one that will not have an effect on the state of Florida coastal zone or its resources.

Florida Coastal Management Program Consistency Review

Statute	Consistency	Scope
Chapter 161 <i>Beach and Shore Preservation</i>	The proposed project would not adversely affect beach and shore management, specifically as it pertains to: <ul style="list-style-type: none">• The Coastal Construction Permit Program.• The Coastal Construction Control Line (CCCL) Permit Program.• The Coastal Zone Protection Program. All land activities would occur on federal property.	Authorizes the Bureau of Beaches and Coastal Systems within DEP to regulate construction on or seaward of the states' beaches.
Chapter 163, Part II <i>Growth Policy; County and Municipal Planning; Land Development Regulation</i>	The proposed action would not affect local government comprehensive plans.	Requires local governments to prepare, adopt, and implement comprehensive plans that encourage the most appropriate use of land and natural resources in a manner consistent with the public interest.
Chapter 186 <i>State and Regional Planning</i>	The proposed action would not have a negative affect on state plans for water use, land development or transportation.	Details state-level planning requirements. Requires the development of special statewide plans governing water use, land development, and transportation.
Chapter 252 <i>Emergency Management</i>	The proposed action would not increase the state's vulnerability to natural disasters. Emergency response and evacuation procedures would not be impacted by the proposed action.	Provides for planning and implementation of the state's response to, efforts to recover from, and the mitigation of natural and manmade disasters.
Chapter 253 <i>State Lands</i>	All activities would occur on federal property, therefore there would be no impact to state or public lands.	Addresses the state's administration of public lands and property of this state and provides direction regarding the acquisition, disposal, and management of all state lands.
Chapter 258 <i>State Parks and Preserves</i>	State parks, recreational areas and aquatic preserves would not be affected by the proposed action.	Addresses administration and management of state parks and preserves (Chapter 258).

Chapter 259 <i>Land Acquisition for Conservation or Recreation</i>	Tourism and outdoor recreation would not be affected.	Authorizes acquisition of environmentally endangered lands and outdoor recreation lands (Chapter 259).
Chapter 260 <i>Recreational Trails System</i>	Opportunities for recreation on state lands would not be affected.	Authorizes acquisition of land to create a recreational trails system and to facilitate management of the system (Chapter 260).
Chapter 375 <i>Multipurpose Outdoor Recreation; Land Acquisition, Management, and Conservation</i>	Opportunities for recreation on state lands would not be affected.	Develops comprehensive multipurpose outdoor recreation plan to document recreational supply and demand, describe current recreational opportunities, estimate need for additional recreational opportunities, and propose means to meet the identified needs (Chapter 375).
Chapter 267 <i>Historical Resources</i>	The proposed action would not have an impact on historic and/or cultural resources.	Addresses management and preservation of the state's archaeological and historical resources.
Chapter 288 <i>Commercial Development and Capital Improvements</i>	The proposed action would occur on federal property. The proposed action would not have an effect on future business opportunities on state lands, or the promotion of tourism in the region.	Provides the framework for promoting and developing the general business, trade, and tourism components of the state economy.
Chapter 334 <i>Transportation Administration</i>	The proposed project would not have an impact on transportation.	Addresses the state's policy concerning transportation administration (Chapter 334).
Chapter 339 <i>Transportation Finance and Planning</i>	The proposed project would have no effect on the finance and planning needs of the state's transportation system.	Addresses the finance and planning needs of the state's transportation system (Chapter 339).
Chapter 370 <i>Saltwater Fisheries</i>	The proposed action would not have an effect on saltwater fisheries.	Addresses management and protection of the state's saltwater fisheries.
Chapter 372 <i>Wildlife</i>	The proposed action would not have a negative impact on wildlife resources.	Addresses the management of the wildlife resources of the state.
Chapter 373 <i>Water Resources</i>	The proposed action will likely increase the potential for impact from the increased rate and volume of stormwater runoff, due to an increase in impervious surface area. In order to limit the effects the proposed action would have on water resources, best management practices will be used to control erosion and stormwater runoff. Applicable permitting requirements will be satisfied in accordance with 62-25 Florida Administrative Code (FAC) and National Pollutant Discharge Elimination System (NPDES). Tyndall AFB would submit a notice of intent to use the generic permit for stormwater discharge under the NPDES program prior to project initiation	Addresses the state's policy concerning water resources.

	according to Section 403.0885, Florida Statutes (FS). The Proposed Action would also require coverage under the generic permit for stormwater discharge from construction activities that disturb one or more acres of land (FAC 62-621).	
Chapter 376 <i>Pollutant Discharge Prevention and Removal</i>	The proposed action will not have an impact on the transfer, storage, or transportation of pollutants.	Regulates transfer, storage, and transportation of pollutants, and cleanup of pollutant discharges.
Chapter 377 <i>Energy Resources</i>	Energy resource production, including oil and gas, and the transportation of oil and gas, would not be affected by the proposed action.	Addresses regulation, planning, and development of oil and gas resources of the state.
Chapter 380 <i>Land and Water Management</i>	The proposed action would occur on federally owned lands. Under the proposed action, development of state lands with regional (i.e. more than one county) impacts would not occur. No changes to coastal infrastructure such as capacity increases of existing coastal infrastructure, or use of state funds for infrastructure planning, designing or construction would occur.	Establishes land and water management policies to guide and coordinate local decisions relating to growth and development.
Chapter 381 <i>Public Health, General Provisions</i>	The proposed action does not involve the construction of an on-site sewage or treatment system.	Establishes public policy concerning the state's public health system.
Chapter 388 <i>Mosquito Control</i>	The proposed action would not affect mosquito control efforts.	Addresses mosquito control effort in the state.
Chapter 403 <i>Environmental Control</i>	<p>The proposed action would have no impact on water quality, air quality, pollution control, solid waste management, or other environmental control efforts.</p> <p>Reasonable precautions would be taken to minimize fugitive particulate emissions during ground-disturbing/construction activities in accordance with FAC 62-296.</p>	Establishes public policy concerning environmental control in the state.

PUBLIC NOTICE

REVIEW OF ENVIRONMENTAL ASSESSMENT

Tyndall Air Force Base (AFB) has prepared a Draft Finding of No Significant Impact (FONSI) and supporting Draft Environmental Assessment (EA) for the Construction of a Multi-story Dormitory at Tyndall AFB. The Proposed Action is needed because the base has insufficient on-base housing to accommodate the unaccompanied enlisted personnel. Many of these enlisted personnel who qualify for dormitory housing cannot live on-base due to lack of on-base dormitories. The Draft FONSI and EA have been prepared as part of the Air Force Environmental Impact Analysis Process (32 CFR 989) to satisfy the requirements of the National Environmental Policy Act of 1968, as Amended (NEPA). The Draft FONSI and EA are available for public review and comment beginning September 25, 2006 at the Bay County Public Library, located at 25 West Government Street, Panama City, Florida 32401, and at the 325 Fighter Wing Public Affairs Office, located at the address below. The comment period will close on October 27, 2006. Address written comments to the 325 Fighter Wing Public Affairs, 445 Suwanee Road, Suite 129, Tyndall AFB, Florida 32403. The telephone number is (850) 283-4500.



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 15 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Ms. Janet Mizzi
U. S. Fish and Wildlife Service
1601 Balboa Avenue
Panama City FL 32405

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant potential environmental, physical, cultural, and socio-economic impacts associated with constructing and operating four buildings to accommodate permanent party unaccompanied enlisted personnel at Tyndall AFB.

Thirty-two Code of Federal Regulations 989 (32 CFR 989) require review and coordination on EAs and FONSIIs by applicable federal and state agencies prior to implementation of the Proposed Action. The EA is also being coordinated with the Florida Fish & Wildlife Conservation Commission (FFWCC) and is undergoing public and coastal zone management consistency reviews.

Based on the findings of the EA, the construction project under the Proposed Action would not adversely affect any state or federally listed species or their habitats.

Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Mr. Emman Spain
Seminole Nation of Oklahoma
Post Office Box 1498
Wewoka OK 74884

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses ~~constructing and operating four buildings to accommodate permanent party unaccompanied enlisted personnel at Tyndall AFB.~~

Thirty-two Code of Federal Regulations 989 (32 CFR 989) require review and coordination on EAs and FONSIIs by applicable Native American Tribes prior to implementation of the Proposed Action. The EA is also being coordinated with the Florida State Historic Preservation Officer, and is undergoing public and coastal zone management consistency reviews.

Based on the findings of the EA, the construction project under the Proposed Action would not adversely affect Native American cultural resources.

Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2005

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Mr. Robert Thrower
Poarch Band of Creek Indians
5811 Jack Springs Road
Atmore AL 36502

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses

existing and operating room buildings to accommodate permanent party unaccompanied enlisted personnel at Tyndall AFB.

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JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Mr. Lester Wiggins
Creek Capital Complex
Post Office Box 580
Okmulgee OK 74447

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses

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JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Mr. Kenneth Carleton
Mississippi Choctaw
Post Office Box 6257
Philadelphia MS 39350

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses constructing and operating four buildings to accommodate permanent party unaccompanied enlisted personnel at Tyndall AFB.

Thirty-two Code of Federal Regulations 989 (32 CFR 989) require review and coordination on EAs and FONSI's by applicable Native American Tribes prior to implementation of the Proposed Action. The EA is also being coordinated with the Florida State Historic Preservation Officer, and is undergoing public and coastal zone management consistency reviews.

Based on the findings of the EA, the construction project under the Proposed Action would not adversely affect Native American cultural resources.

Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2003

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Mr. Steven Terry
Miccosukee Tribe of Indians of Florida
Post Office Drawer 440021
Miami FL 33144

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses

constructing and operating four buildings to accommodate permanent party unaccompanied enlisted personnel at Tyndall AFB.

Thirty-two Code of Federal Regulations 989 (32 CFR 989) require review and coordination on EAs and FONSI's by applicable Native American Tribes prior to implementation of the Proposed Action. The EA is also being coordinated with the Florida State Historic Preservation Officer, and is undergoing public and coastal zone management consistency reviews.

Based on the findings of the EA, the construction project under the Proposed Action would not adversely affect Native American cultural resources.

Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Mr. Wayne Wiley
Choctaw Nation of Oklahoma
Post Office Drawer 1210
Durant OK 74702

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and
Finding of No Significant Impact for Construction of a Multi-story Dormitory at Tyndall
AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant
Impact (FONSI) for Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses the
constructing and operating four buildings to accommodate permanent party unaccompanied enlisted
personnel at Tyndall AFB.

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Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Chickasaw Nation
Billy Anoatubby
520 E. Arlington
Ada, OK 74820

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant

the potential environmental, physical, cultural, and socio-economic impacts associated with constructing and operating four buildings to accommodate permanent party unaccompanied enlisted personnel at Tyndall AFB.

Thirty-two Code of Federal Regulations 989 (32 CFR 989) require review and coordination on EAs and FONSI by applicable Native American Tribes prior to implementation of the Proposed Action. The EA is also being coordinated with the Florida State Historic Preservation Officer, and is undergoing public and coastal zone management consistency reviews.

Based on the findings of the EA, the construction project under the Proposed Action would not adversely affect Native American cultural resources.

Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Seminole Tribe of Florida
Attn: Museum
1 Seminole Hotel
Hollywood, FL 33024

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses

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Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact

Cintron, Jose J GS-12 325 CES/CEV

From: Milligan, Lauren [Lauren.Milligan@dep.state.fl.us]
Sent: Wednesday, November 29, 2006 1:16 PM
To: Cintron, Jose J GS-12 325 CES/CEV
Subject: RE: Department of the Air Force - Negative Determination - Unaccompanied Elisted Dormitory at Tyndall AFB, Bay County, Florida

Mr. Jose J. Cintron
325 CES/CEV
119 Alabama Avenue
Tyndall AFB, FL 32403

RE: Department of the Air Force - Negative Determination - Construction of Dormitory Buildings and Associated Infrastructure, Tyndall Air Force Base - Bay County, Florida.
SAI # FL200611292929

Dear Jose:

The Florida State Clearinghouse is in receipt of your notice regarding the U.S. Air Force's proposal to demolish a recreational sports facility and construct four new dormitory buildings, parking areas and associated infrastructure on Tyndall Air Force Base. Department staff does not object to the Air Force's negative determination and agrees that the proposed action meets the requirements of 15 CFR 930.35.

Staff notes the Air Force's intention to comply with the state's stormwater management requirements in Rules 62-25 and 62-621, Florida Administrative Code (F.A.C.). For further information and assistance, please contact Mr. Cliff Street, P.E., in the DEP Northwest District office in Pensacola at (850) 595-8300, ext. 1135, and the NPDES Stormwater Section in Tallahassee at (850) 245-7522. A wetland resource permit may also be required under Rule 62-312, F.A.C. Please contact Ms. Marlane Castellanos at the DEP Northwest District Branch Office in Panama City, phone (850) 872-4375, ext. 120, for additional information.

Thank you for the opportunity to review this proposal. If you have any questions or need further assistance, please contact me at (850) 245-2170.

Sincerely,

Lauren P. Milligan, Environmental Manager
Florida State Clearinghouse
Florida Department of Environmental Protection
3900 Commonwealth Blvd, M.S. 47
Tallahassee, FL 32399-3000
ph. (850) 245-2170
fax (850) 245-2190

From: Cintron, Jose J GS-12 325 CES/CEV [mailto:jose.cintron@tyndall.af.mil]
Sent: Monday, November 27, 2006 12:14 PM
To: Milligan, Lauren
Subject: RE: Department of the Air Force - Negative Determination - Unaccompanied Elisted Dormitory at

11/30/2006



IN REPLY REFER TO:

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Field Office

1601 Balboa Avenue

Panama City, FL 32405-3721

Tel: (850) 769-0552

Fax: (850) 763-2177

October 25, 2006

Department of the Air Force
Attention: Mr. Jose J. Cintron
325 CES/CEV
119 Alabama Avenue
Tyndall Air Force Base, Florida 32403

Re: FWS No. 4-P-07-027
Tyndall Multi-Story Dorm Construction
Tyndall AFB, Bay County Florida

Dear Mr. Cintron:

Thank you for your letter received by our office on September 21, 2006, requesting our review and comments on the Tyndall Air Force Base (AFB) Draft Environmental Assessment (DEA) for the construction of a multi-story dormitory project. Our comments are provided in accordance with section 7 of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 *et seq.*), the Fish and Wildlife Coordination Act (16 U.S.C. 661 *et seq.*), and the Sikes Act Improvement Act of 1997 (16 U.S.C. 670a *et seq.*).

Proposed activities consist of the construction of 4 multi-story dormitory buildings on the main base of Tyndall AFB. The project includes demolition of an existing softball field, chain link fence, scoreboard, and tennis and basketball courts. The dormitories would be constructed on the 29-acre disturbed site. The proposed action would also include street modifications, parking areas, curbs, gutters, sidewalks, street lights, grading, surface and storm drainage, landscaping, and recreational space.

You have concluded that the construction project would not adversely affect any state or federally listed species or their habitats. Before we can concur with your determination regarding federally listed species, we would require additional information on the impacts of lighting on sea turtles resulting from this project. Specific information that we would require would include (but not be limited to) the distance from the project to the beach, height of the buildings, and kinds of lighting employed for the parking area, as well as street lighting that would be employed.

Your DEA indicates that there are wetlands within the project area. Our comments (if any) regarding possible effects of a project on wetlands will be made to the U.S. Army Corps of Engineers during their permitting process, if permits are required. In general, we recommend that wetland impacts be avoided and minimized to the extent practicable, and unavoidable impacts be compensated with appropriate mitigation measures

Thank you for providing us the opportunity to review the draft DEA. For further project coordination, please contact Mr. Stan Simpkins of this office at extension 234. For specific questions regarding sea turtles, please contact Ms. Lorna Patrick at extension 229.

Sincerely yours,


Janet Mizzi
Deputy Field Supervisor

Enc:
Suggested Contents for BEs and BAs

cc: (w/enc.)
Mr. Joseph V. McLernan, Acting Chief Environmental Flight, Tyndall AFB, FL
Mr. Theodore Hoehn, FWC, Tallahassee, FL

PCFO:S.Simpkins:sks:kh:10-23-06: 850-769-0552:c:/stan3/4p07027tyndaloemconstr.word.doc



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

NOV 13 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Ms. Janet Mizzi
U. S. Fish and Wildlife Service
1601 Balboa Avenue
Panama City FL 32405

RE: FWS No. 4-P-07-027- Tyndall Multi-Story Dormitory Construction
Tyndall AFB, Bay County Florida

The following is submitted in response to your letter of October 25, 2006 requesting additional information regarding the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for Construction of a Multi-story Dormitory at Tyndall AFB.

1. The straight-line distance of the dorms from the nearest beach is 5200 ft and to the nearest nesting area is approximately 5,600 feet (Figure1).
2. The height of the proposed buildings will be approximately 44 ft (Figure 2).
3. As per the USFWS guidance dated December 2001, Tyndall AFB will utilize shielded low pressure sodium lamps for the street and parking lighting. The lamps will be positioned in a manner such that the point source of the light will not be visible from the beach.

If you have any questions concerning the reference project please contact Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

Sincerely

JOSEPH V. MCLERNAN
Chief, Environmental Flight

Attachments:

1. Figure 1
2. Figure 2



Cintron, Jose J GS-12 325 CES/CEV

From: Lorna_Patrick@fws.gov
Sent: Wednesday, November 29, 2006 1:26 PM
To: Cintron, Jose J GS-12 325 CES/CEV
Cc: Stan_Simpkins@fws.gov; Janet_Mizzi@fws.gov
Subject: FWS 4-P-07-027 Tyndall Multi-story dormitory construction

Mr. Cintron,

We have received your response concerning the lighting for the subject dormitory. We need confirmation of the following to complete our review.

- 1) The parking and street lights will be full cut fixtures in addition to being fully shielded and using low pressure sodium lamps..
- 2) The height of the parking lot fixtures will be 20 feet or less.
- 3) The height of the streetlights will be 25 feet or less.
- 4) No other lights will be installed on the exterior of the dormitory (balcony, exit, etc.). If lights are to be installed they would need to be fully shielded. This would help address the cumulative sky glow issue.

Thank you.

Lorna

Lorna Patrick
Fish and Wildlife Biologist
U.S. Fish and Wildlife Service
1601 Balboa Ave
Panama City, FL 32405
(850) 769-0552 x229
Fax (850) 763-2177
lorna_patrick@fws.gov

Cintron, Jose J GS-12 325 CES/CEV

From: Lorna_Patrick@fws.gov
Sent: Thursday, November 30, 2006 7:47 AM
To: Cintron, Jose J GS-12 325 CES/CEV
Cc: Khanna, Chaman GS-12 325 CES/CECC; Rozell, Daryl GS-13 325 CES/CECC; Gonzales Gabriel D Civ AETC/A7CVI; Mobley, Jack E GS-11 325 CES/CEVN; McLernan, Joseph V GS-12 325 CES/CEV; Watley, Tarone GS-12 325 CES/CEC; Westphal, Wesley JP GS-12 325 CES/CEVN; Stan_Simpkins@fws.gov; Janet_Mizzi@fws.gov
Subject: RE: FWS 4-P-07-027 Tyndall Multi-story dormitory construction

Jose,
That is all the information we need. Based on this information we concur with Tyndall AFB's determination that the proposed exterior lighting for the dormitory will not likely adversely affect nesting sea turtles. I'll get with Stan Simpkins of our office to provide you with a formal response.

Thanks
Lorna

Lorna Patrick
Fish and Wildlife Biologist
U.S. Fish and Wildlife Service
1601 Balboa Ave
Panama City, FL 32405
(850) 769-0552 x229
Fax (850) 763-2177
lorna_patrick@fws.gov

"Cintron, Jose J
GS-12 325
CES/CEV"
<jose.cintron@tyndall.af.mil>

11/29/2006 04:01
PM

<Lorna_Patrick@fws.gov> To
cc

"McLernan, Joseph V GS-12 325
CES/CEV"
<joseph.mclernan@tyndall.af.mil>,
"Rozell, Daryl GS-13 325 CES/CECC"
<daryl.rozell@tyndall.af.mil>,
"Watley, Tarone GS-12 325 CES/CEC"
<tarone.watley@tyndall.af.mil>,
"Khanna, Chaman GS-12 325 CES/CECC"
<chaman.khanna@tyndall.af.mil>,
"Mobley, Jack E GS-11 325 CES/CEVN"
<jack.mobley@tyndall.af.mil>,
"Westphal, Wesley JP GS-12 325
CES/CEVN"
<Wesley.Westphal@tyndall.af.mil>,
"Gonzales Gabriel D Civ AETC/A7CVI"
<Gabriel.Gonzales@RANDOLPH.AF.MIL>
Subject

RE: FWS 4-P-07-027 Tyndall
Multi-story dormitory construction

Ms. Patrick,

Thank you for the rapid response to our letter. Below are the responses to your comments:

1. The light will be full cut fixtures, shielded, with LPS lamps.
 2. The height of the parking lot fixtures will be 15 ft.
 3. No new street light will be installed. However if there are any changes to the design, the lights will meet your guidance (less than 25 ft).
 4. The dormitory will not have balcony. Facility entrances/exits and perimeter will be illuminated with LPS, shielded fixtures.
- Please let me know if you need additional information.

Respectfully,

Jose

Jose J. Cintron
Environmental Planning Lead
325 CES/CEV
119 Alabama Ave.
Tyndall AFB Fl 32403
DSN 523-4341
Fax: 850-283-3854

-----Original Message-----

From: Lorna_Patrick@fws.gov [mailto:Lorna_Patrick@fws.gov]
Sent: Wednesday, November 29, 2006 1:26 PM
To: Cintron, Jose J GS-12 325 CES/CEV
Cc: Stan_Simpkins@fws.gov; Janet_Mizzi@fws.gov
Subject: FWS 4-P-07-027 Tyndall Multi-story dormitory construction

Mr. Cintron,

We have received your response concerning the lighting for the subject dormitory. We need confirmation of the following to complete our review.

- 1) The parking and street lights will be full cut fixtures in addition to being fully shielded and using low pressure sodium lamps..
- 2) The height of the parking lot fixtures will be 20 feet or less.
- 3) The height of the streetlights will be 25 feet or less.
- 4) No other lights will be installed on the exterior of the dormitory (balcony, exit, etc.). If lights are to be installed they would need to be fully shielded. This would help adress the cumulative sky glow issue.

Thank you.

Lorna

Lorna Patrick
Fish and Wildlife Biologist
U.S. Fish and Wildlife Service
1601 Balboa Ave
Panama City, FL 32405
(850) 769-0552 x229
Fax (850) 763-2177
lorna_patrick@fws.gov



Miccosukee Tribe of Indians of Florida

Business Council Members

Billy Cypress, Chairman

Jasper Nelson, Ass't. Chairman
Max Billie, Treasurer

Andrew Bert Sr., Secretary
William M. Osceola, Lawmaker

October 6, 2006

Mr. Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Avenue
Tyndall AFB, FL 32403-5014

Dear Mr. McLernan:

The Miccosukee Tribe of Indians of Florida received your letter concerning the Environmental Assessment for the Construction of a Multi-story Dormitory at Tyndall AFB. After consultation with Mr. Fred Dayhoff and careful review of the documentation provided, the Tribe has determined that there will be no effect to cultural, traditional, religious, or prehistoric resources. This determination was made based on the documentation provided the Department of the Air Force.

Thank you for consulting with the Miccosukee Tribe. Please contact me at the below number if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Terry", with a long, sweeping flourish extending from the end.

Steve Terry
NAGPRA & Section 106 Representative



IN REPLY REFER TO:

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Field Office

1601 Balboa Avenue

Panama City, FL 32405-3721

Tel: (850) 769-0552

Fax: (850) 763-2177

December 11, 2006

Mr. Jose J. Cintron
325th Civil Engineer Squadron
119 Alabama Avenue
Tyndall Air Force Base, Florida 32403-5014

Re: FWS Log No. 4-P-07-027
Tyndall Multi-Story Dorm Construction
Tyndall AFB, Bay County, Florida

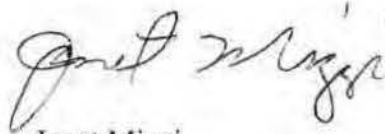
Dear Mr. Cintron:

The Fish and Wildlife Service (Service) has received your additional information dated November 13, 2006, and subsequent e-mail correspondence between our offices dated November 29-30, 2006, concerning informal consultation regarding the construction of a multi-story dormitory at Tyndall Air Force Base (AFB), Bay County, Florida, and potential impacts to federally protected species. The Air Force is proposing to construct 4 multi-story dormitory buildings on the main base of Tyndall AFB. The project would include demolition of existing structures at the site. Tyndall determined the project would not likely adversely affect (NLAA) any federally threatened or endangered species. The Service requested clarification and additional information concerning the exterior lighting to be used on the dormitories, parking areas, and along the street, and the potential to impact nesting and hatchling sea turtles. Our response is provided in accordance with section 7 of the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531 *et seq.*).

Your subsequent letter and e-mails confirmed that sea turtle compatible lighting (full cut off and/or shielded, low pressure sodium, and poles to be 15 feet high) is to be used for the parking areas, and entrances and exits. No other lighting is proposed. If new street lights are to be installed, they will be sea turtle compatible. Based on the information provided in your letter and e-mails, the Service concurs with the Air Force's determination of NLAA regarding federally threatened or endangered species, including nesting and hatchling sea turtles.

We appreciate the coordination between Tyndall AFB and the Service. If you have any questions regarding this consultation, please contact Ms. Lorna Patrick at ext. 229.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Janet Mizzi".

Janet Mizzi
Deputy Field Supervisor

cc:

Robbin Trindell, FWC, Imperiled Species Mgmt., Tallahassee, FL
Sandy MacPherson, FWS, Jacksonville, FL

Panama City FO:L.Patricklap:kh:12-06-06:850-769-0552x229:c:\lorna\l&t&e\sea turtles\Bay County\Tyndall AFB dormitory.doc

APPENDIX B

REGULATORY AGENCY AND NATIVE AMERICAN TRIBAL CORRESPONDENCE



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 15 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Ms. Janet Mizzi
U. S. Fish and Wildlife Service
1601 Balboa Avenue
Panama City FL 32405

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant potential environmental, physical, cultural, and socio-economic impacts associated with constructing and operating four buildings to accommodate permanent party unaccompanied enlisted personnel at Tyndall AFB.

Thirty-two Code of Federal Regulations 989 (32 CFR 989) require review and coordination on EAs and FONSI's by applicable federal and state agencies prior to implementation of the Proposed Action. The EA is also being coordinated with the Florida Fish & Wildlife Conservation Commission (FFWCC) and is undergoing public and coastal zone management consistency reviews.

Based on the findings of the EA, the construction project under the Proposed Action would not adversely affect any state or federally listed species or their habitats.

Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

A handwritten signature in black ink, reading "Joseph V. McLernan", is positioned above the printed name.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Mr. Emman Spain
Seminole Nation of Oklahoma
Post Office Box 1498
Wewoka OK 74884

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses ~~the~~
 ~~constructing and operating four buildings to accommodate permanent party unaccompanied enlisted~~
 personnel at Tyndall AFB.

Thirty-two Code of Federal Regulations 989 (32 CFR 989) require review and coordination on EAs and FONSIIs by applicable Native American Tribes prior to implementation of the Proposed Action. The EA is also being coordinated with the Florida State Historic Preservation Officer, and is undergoing public and coastal zone management consistency reviews.

Based on the findings of the EA, the construction project under the Proposed Action would not adversely affect Native American cultural resources.

Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2005

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Mr. Robert Thrower
Poarch Band of Creek Indians
5811 Jack Springs Road
Atmore AL 36502

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses

existing and operating room buildings to accommodate permanent party unaccompanied enlisted personnel at Tyndall AFB.

Thirty-two Code of Federal Regulations 989 (32 CFR 989) require review and coordination on EAs and FONSI by applicable Native American Tribes prior to implementation of the Proposed Action. The EA is also being coordinated with the Florida State Historic Preservation Officer, and is undergoing public and coastal zone management consistency reviews.

Based on the findings of the EA, the construction project under the Proposed Action would not adversely affect Native American cultural resources.

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JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Mr. Lester Wiggins
Creek Capital Complex
Post Office Box 580
Okmulgee OK 74447

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses

...and operating four buildings to accommodate permanent party unaccompanied enlisted personnel at Tyndall AFB.

Thirty-two Code of Federal Regulations 989 (32 CFR 989) require review and coordination on EAs and FONSI by applicable Native American Tribes prior to implementation of the Proposed Action. The EA is also being coordinated with the Florida State Historic Preservation Officer, and is undergoing public and coastal zone management consistency reviews.

Based on the findings of the EA, the construction project under the Proposed Action would not adversely affect Native American cultural resources.

Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Mr. Kenneth Carleton
Mississippi Choctaw
Post Office Box 6257
Philadelphia MS 39350

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses constructing and operating four buildings to accommodate permanent party unaccompanied enlisted personnel at Tyndall AFB.

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Based on the findings of the EA, the construction project under the Proposed Action would not adversely affect Native American cultural resources.

Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2003

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Mr. Steven Terry
Miccosukee Tribe of Indians of Florida
Post Office Drawer 440021
Miami FL 33144

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses

constructing and operating four buildings to accommodate permanent party unaccompanied enlisted personnel at Tyndall AFB.

Thirty-two Code of Federal Regulations 989 (32 CFR 989) require review and coordination on EAs and FONSI by applicable Native American Tribes prior to implementation of the Proposed Action. The EA is also being coordinated with the Florida State Historic Preservation Officer, and is undergoing public and coastal zone management consistency reviews.

Based on the findings of the EA, the construction project under the Proposed Action would not adversely affect Native American cultural resources.

Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Mr. Wayne Wiley
Choctaw Nation of Oklahoma
Post Office Drawer 1210
Durant OK 74702

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and
Finding of No Significant Impact for Construction of a Multi-story Dormitory at Tyndall
AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant
Impact (FONSI) for Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses the
constructing and operating four buildings to accommodate permanent party unaccompanied enlisted
personnel at Tyndall AFB.

Thirty-two Code of Federal Regulations 989 (32 CFR 989) require review and coordination
on EAs and FONSI by applicable Native American Tribes prior to implementation of the
Proposed Action. The EA is also being coordinated with the Florida State Historic Preservation
Officer, and is undergoing public and coastal zone management consistency reviews.

Based on the findings of the EA, the construction project under the Proposed Action would
not adversely affect Native American cultural resources.

Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is
Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Chickasaw Nation
Billy Anoatubby
520 E. Arlington
Ada, OK 74820

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant

the potential environmental, physical, cultural, and socio-economic impacts associated with constructing and operating four buildings to accommodate permanent party unaccompanied enlisted personnel at Tyndall AFB.

Thirty-two Code of Federal Regulations 989 (32 CFR 989) require review and coordination on EAs and FONSI by applicable Native American Tribes prior to implementation of the Proposed Action. The EA is also being coordinated with the Florida State Historic Preservation Officer, and is undergoing public and coastal zone management consistency reviews.

Based on the findings of the EA, the construction project under the Proposed Action would not adversely affect Native American cultural resources.

Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

SEP 17 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Seminole Tribe of Florida
Attn: Museum
1 Seminole Hotel
Hollywood, FL 33024

SUBJECT: Request for Review of 325 Fighter Wing Draft Environmental Assessment and Finding of No Significant Impact for the Construction of a Multi-story Dormitory at Tyndall AFB

Please find enclosed the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Construction of a Multi-story Dormitory at Tyndall AFB. The EA assesses

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Based on the findings of the EA, the construction project under the Proposed Action would not adversely affect Native American cultural resources.

Comments should be submitted to 325 CES/CEV within 30 days after receipt. The POC is Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

JOSEPH V. MCLERNAN
Acting Chief, Environmental Flight

Attachment:
325 Fighter Wing Environmental Assessment and Finding of No Significant Impact

Cintron, Jose J GS-12 325 CES/CEV

From: Milligan, Lauren [Lauren.Milligan@dep.state.fl.us]
Sent: Wednesday, November 29, 2006 1:16 PM
To: Cintron, Jose J GS-12 325 CES/CEV
Subject: RE: Department of the Air Force - Negative Determination - Unaccompanied Elisted Dormitory at Tyndall AFB, Bay County, Florida

Mr. Jose J. Cintron
325 CES/CEV
119 Alabama Avenue
Tyndall AFB, FL 32403

RE: Department of the Air Force - Negative Determination - Construction of Dormitory Buildings and Associated Infrastructure, Tyndall Air Force Base - Bay County, Florida.
SAI # FL200611292929

Dear Jose:

The Florida State Clearinghouse is in receipt of your notice regarding the U.S. Air Force's proposal to demolish a recreational sports facility and construct four new dormitory buildings, parking areas and associated infrastructure on Tyndall Air Force Base. Department staff does not object to the Air Force's negative determination and agrees that the proposed action meets the requirements of 15 CFR 930.35.

Staff notes the Air Force's intention to comply with the state's stormwater management requirements in Rules 62-25 and 62-621, Florida Administrative Code (F.A.C.). For further information and assistance, please contact Mr. Cliff Street, P.E., in the DEP Northwest District office in Pensacola at (850) 595-8300, ext. 1135, and the NPDES Stormwater Section in Tallahassee at (850) 245-7522. A wetland resource permit may also be required under Rule 62-312, F.A.C. Please contact Ms. Marlane Castellanos at the DEP Northwest District Branch Office in Panama City, phone (850) 872-4375, ext. 120, for additional information.

Thank you for the opportunity to review this proposal. If you have any questions or need further assistance, please contact me at (850) 245-2170.

Sincerely,

Lauren P. Milligan, Environmental Manager
Florida State Clearinghouse
Florida Department of Environmental Protection
3900 Commonwealth Blvd, M.S. 47
Tallahassee, FL 32399-3000
ph. (850) 245-2170
fax (850) 245-2190

From: Cintron, Jose J GS-12 325 CES/CEV [mailto:jose.cintron@tyndall.af.mil]
Sent: Monday, November 27, 2006 12:14 PM
To: Milligan, Lauren
Subject: RE: Department of the Air Force - Negative Determination - Unaccompanied Elisted Dormitory at

11/30/2006



IN REPLY REFER TO:

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Field Office

1601 Balboa Avenue

Panama City, FL 32405-3721

Tel: (850) 769-0552

Fax: (850) 763-2177

October 25, 2006

Department of the Air Force
Attention: Mr. Jose J. Cintron
325 CES/CEV
119 Alabama Avenue
Tyndall Air Force Base, Florida 32403

Re: FWS No. 4-P-07-027
Tyndall Multi-Story Dorm Construction
Tyndall AFB, Bay County Florida

Dear Mr. Cintron:

Thank you for your letter received by our office on September 21, 2006, requesting our review and comments on the Tyndall Air Force Base (AFB) Draft Environmental Assessment (DEA) for the construction of a multi-story dormitory project. Our comments are provided in accordance with section 7 of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 *et seq.*), the Fish and Wildlife Coordination Act (16 U.S.C. 661 *et seq.*), and the Sikes Act Improvement Act of 1997 (16 U.S.C. 670a *et seq.*).

Proposed activities consist of the construction of 4 multi-story dormitory buildings on the main base of Tyndall AFB. The project includes demolition of an existing softball field, chain link fence, scoreboard, and tennis and basketball courts. The dormitories would be constructed on the 29-acre disturbed site. The proposed action would also include street modifications, parking areas, curbs, gutters, sidewalks, street lights, grading, surface and storm drainage, landscaping, and recreational space.

You have concluded that the construction project would not adversely affect any state or federally listed species or their habitats. Before we can concur with your determination regarding federally listed species, we would require additional information on the impacts of lighting on sea turtles resulting from this project. Specific information that we would require would include (but not be limited to) the distance from the project to the beach, height of the buildings, and kinds of lighting employed for the parking area, as well as street lighting that would be employed.

Your DEA indicates that there are wetlands within the project area. Our comments (if any) regarding possible effects of a project on wetlands will be made to the U.S. Army Corps of Engineers during their permitting process, if permits are required. In general, we recommend that wetland impacts be avoided and minimized to the extent practicable, and unavoidable impacts be compensated with appropriate mitigation measures

Thank you for providing us the opportunity to review the draft DEA. For further project coordination, please contact Mr. Stan Simpkins of this office at extension 234. For specific questions regarding sea turtles, please contact Ms. Lorna Patrick at extension 229.

Sincerely yours,


Janet Mizzi
Deputy Field Supervisor

Enc:
Suggested Contents for BEs and BAs

cc: (w/enc.)
Mr. Joseph V. McLernan, Acting Chief Environmental Flight, Tyndall AFB, FL
Mr. Theodore Hoehn, FWC, Tallahassee, FL

PCFO:S.Simpkins:sks:kh:10-23-06: 850-769-0552:c:/stan3/4p07027tyndaloemconstr.word.doc



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

NOV 13 2006

Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Ave
Tyndall AFB FL 32403-5014

Ms. Janet Mizzi
U. S. Fish and Wildlife Service
1601 Balboa Avenue
Panama City FL 32405

RE: FWS No. 4-P-07-027- Tyndall Multi-Story Dormitory Construction
Tyndall AFB, Bay County Florida

The following is submitted in response to your letter of October 25, 2006 requesting additional information regarding the Draft Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for Construction of a Multi-story Dormitory at Tyndall AFB.

1. The straight-line distance of the dorms from the nearest beach is 5200 ft and to the nearest nesting area is approximately 5,600 feet (Figure1).
2. The height of the proposed buildings will be approximately 44 ft (Figure 2).
3. As per the USFWS guidance dated December 2001, Tyndall AFB will utilize shielded low pressure sodium lamps for the street and parking lighting. The lamps will be positioned in a manner such that the point source of the light will not be visible from the beach.

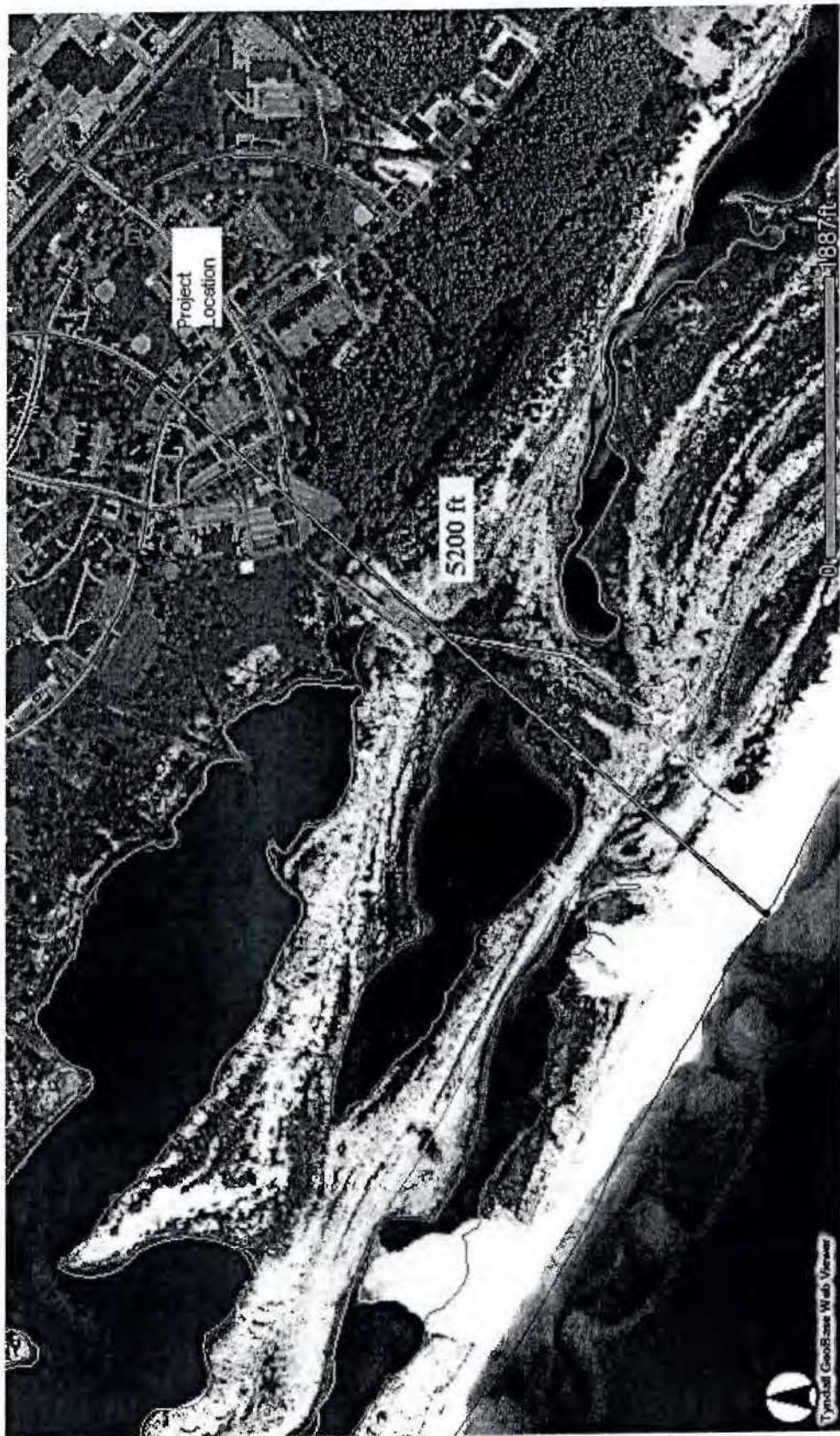
If you have any questions concerning the reference project please contact Mr. Jose J. Cintron, phone number (850) 283-4341, email jose.cintron@tyndall.af.mil.

Sincerely

JOSEPH V. MCLERNAN
Chief, Environmental Flight

Attachments:

1. Figure 1
2. Figure 2



Cintron, Jose J GS-12 325 CES/CEV

From: Lorna_Patrick@fws.gov
Sent: Wednesday, November 29, 2006 1:26 PM
To: Cintron, Jose J GS-12 325 CES/CEV
Cc: Stan_Simpkins@fws.gov; Janet_Mizzi@fws.gov
Subject: FWS 4-P-07-027 Tyndall Multi-story dormitory construction

Mr. Cintron,

We have received your response concerning the lighting for the subject dormitory. We need confirmation of the following to complete our review.

- 1) The parking and street lights will be full cut fixtures in addition to being fully shielded and using low pressure sodium lamps..
- 2) The height of the parking lot fixtures will be 20 feet or less.
- 3) The height of the streetlights will be 25 feet or less.
- 4) No other lights will be installed on the exterior of the dormitory (balcony, exit, etc.). If lights are to be installed they would need to be fully shielded. This would help adress the cumulative sky glow issue.

Thank you.

Lorna

Lorna Patrick
Fish and Wildlife Biologist
U.S. Fish and Wildlife Service
1601 Balboa Ave
Panama City, FL 32405
(850) 769-0552 x229
Fax (850) 763-2177
lorna_patrick@fws.gov

Cintron, Jose J GS-12 325 CES/CEV

From: Lorna_Patrick@fws.gov
Sent: Thursday, November 30, 2006 7:47 AM
To: Cintron, Jose J GS-12 325 CES/CEV
Cc: Khanna, Chaman GS-12 325 CES/CECC; Rozell, Daryl GS-13 325 CES/CECC; Gonzales Gabriel D Civ AETC/A7CVI; Mobley, Jack E GS-11 325 CES/CEVN; McLernan, Joseph V GS-12 325 CES/CEV; Watley, Tarone GS-12 325 CES/CEC; Westphal, Wesley JP GS-12 325 CES/CEVN; Stan_Simpkins@fws.gov; Janet_Mizzi@fws.gov
Subject: RE: FWS 4-P-07-027 Tyndall Multi-story dormitory construction

Jose,
That is all the information we need. Based on this information we concur with Tyndall AFB's determination that the proposed exterior lighting for the dormitory will not likely adversely affect nesting sea turtles. I'll get with Stan Simpkins of our office to provide you with a formal response.

Thanks
Lorna

Lorna Patrick
Fish and Wildlife Biologist
U.S. Fish and Wildlife Service
1601 Balboa Ave
Panama City, FL 32405
(850) 769-0552 x229
Fax (850) 763-2177
lorna_patrick@fws.gov

"Cintron, Jose J
GS-12 325
CES/CEV"
<jose.cintron@tyndall.af.mil>

11/29/2006 04:01
PM

To
cc
<Lorna_Patrick@fws.gov>
"McLernan, Joseph V GS-12 325
CES/CEV"
<joseph.mclernan@tyndall.af.mil>,
"Rozell, Daryl GS-13 325 CES/CECC"
<daryl.rozell@tyndall.af.mil>,
"Watley, Tarone GS-12 325 CES/CEC"
<tarone.watley@tyndall.af.mil>,
"Khanna, Chaman GS-12 325 CES/CECC"
<chaman.khanna@tyndall.af.mil>,
"Mobley, Jack E GS-11 325 CES/CEVN"
<jack.mobley@tyndall.af.mil>,
"Westphal, Wesley JP GS-12 325
CES/CEVN"
<Wesley.Westphal@tyndall.af.mil>,
"Gonzales Gabriel D Civ AETC/A7CVI"
<Gabriel.Gonzales@RANDOLPH.AF.MIL>
Subject
RE: FWS 4-P-07-027 Tyndall
Multi-story dormitory construction

Ms. Patrick,

Thank you for the rapid response to our letter. Below are the responses to your comments:

1. The light will be full cut fixtures, shielded, with LPS lamps.
 2. The height of the parking lot fixtures will be 15 ft.
 3. No new street light will be installed. However if there are any changes to the design, the lights will meet your guidance (less than 25 ft).
 4. The dormitory will not have balcony. Facility entrances/exits and perimeter will be illuminated with LPS, shielded fixtures.
- Please let me know if you need additional information.

Respectfully,

Jose

Jose J. Cintron
Environmental Planning Lead
325 CES/CEV
119 Alabama Ave.
Tyndall AFB Fl 32403
DSN 523-4341
Fax: 850-283-3854

-----Original Message-----

From: Lorna_Patrick@fws.gov [mailto:Lorna_Patrick@fws.gov]
Sent: Wednesday, November 29, 2006 1:26 PM
To: Cintron, Jose J GS-12 325 CES/CEV
Cc: Stan_Simpkins@fws.gov; Janet_Mizzi@fws.gov
Subject: FWS 4-P-07-027 Tyndall Multi-story dormitory construction

Mr. Cintron,

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Thank you.

Lorna

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Fish and Wildlife Biologist
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Miccosukee Tribe of Indians of Florida

Business Council Members

Billy Cypress, Chairman

Jasper Nelson, Ass't. Chairman
Max Billie, Treasurer

Andrew Bert Sr., Secretary
William M. Osceola, Lawmaker

October 6, 2006

Mr. Joseph V. McLernan
325th Civil Engineer Squadron
119 Alabama Avenue
Tyndall AFB, FL 32403-5014

Dear Mr. McLernan:

The Miccosukee Tribe of Indians of Florida received your letter concerning the Environmental Assessment for the Construction of a Multi-story Dormitory at Tyndall AFB. After consultation with Mr. Fred Dayhoff and careful review of the documentation provided, the Tribe has determined that there will be no effect to cultural, traditional, religious, or prehistoric resources. This determination was made based on the documentation provided the Department of the Air Force.

Thank you for consulting with the Miccosukee Tribe. Please contact me at the below number if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Terry", with a long, sweeping flourish extending from the end.

Steve Terry
NAGPRA & Section 106 Representative



IN REPLY REFER TO:

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Field Office

1601 Balboa Avenue

Panama City, FL 32405-3721

Tel: (850) 769-0552

Fax: (850) 763-2177

December 11, 2006

Mr. Jose J. Cintron
325th Civil Engineer Squadron
119 Alabama Avenue
Tyndall Air Force Base, Florida 32403-5014

Re: FWS Log No. 4-P-07-027
Tyndall Multi-Story Dorm Construction
Tyndall AFB, Bay County, Florida

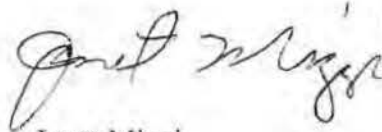
Dear Mr. Cintron:

The Fish and Wildlife Service (Service) has received your additional information dated November 13, 2006, and subsequent e-mail correspondence between our offices dated November 29-30, 2006, concerning informal consultation regarding the construction of a multi-story dormitory at Tyndall Air Force Base (AFB), Bay County, Florida, and potential impacts to federally protected species. The Air Force is proposing to construct 4 multi-story dormitory buildings on the main base of Tyndall AFB. The project would include demolition of existing structures at the site. Tyndall determined the project would not likely adversely affect (NLAA) any federally threatened or endangered species. The Service requested clarification and additional information concerning the exterior lighting to be used on the dormitories, parking areas, and along the street, and the potential to impact nesting and hatchling sea turtles. Our response is provided in accordance with section 7 of the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531 *et seq.*).

Your subsequent letter and e-mails confirmed that sea turtle compatible lighting (full cut off and/or shielded, low pressure sodium, and poles to be 15 feet high) is to be used for the parking areas, and entrances and exits. No other lighting is proposed. If new street lights are to be installed, they will be sea turtle compatible. Based on the information provided in your letter and e-mails, the Service concurs with the Air Force's determination of NLAA regarding federally threatened or endangered species, including nesting and hatchling sea turtles.

We appreciate the coordination between Tyndall AFB and the Service. If you have any questions regarding this consultation, please contact Ms. Lorna Patrick at ext. 229.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Janet Mizzi".

Janet Mizzi
Deputy Field Supervisor

cc:

Robbin Trindell, FWC, Imperiled Species Mgmt., Tallahassee, FL
Sandy MacPherson, FWS, Jacksonville, FL

Panama City FQ:L.Patricklap:kh:12-06-06:850-769-0552x229:c:\lorna\l&t&e\sea turtles\Bay County\Tyndall AFB dormitory.doc

APPENDIX C
PUBLIC INVOLVEMENT

PUBLIC NOTICE

REVIEW OF ENVIRONMENTAL ASSESSMENT

Tyndall Air Force Base (AFB) has prepared a Draft Finding of No Significant Impact (FONSI) and supporting Draft Environmental Assessment (EA) for the Construction of a Multi-story Dormitory at Tyndall AFB. The Proposed Action is needed because the base has insufficient on-base housing to accommodate the unaccompanied enlisted personnel. Many of these enlisted personnel who qualify for dormitory housing cannot live on-base due to lack of on-base dormitories. The Draft FONSI and EA have been prepared as part of the Air Force Environmental Impact Analysis Process (32 CFR 989) to satisfy the requirements of the National Environmental Policy Act of 1968, as Amended (NEPA). The Draft FONSI and EA are available for public review and comment beginning September 25, 2006 at the Bay County Public Library, located at 25 West Government Street, Panama City, Florida 32401, and at the 325 Fighter Wing Public Affairs Office, located at the address below. The comment period will close on October 27, 2006. Address written comments to the 325 Fighter Wing Public Affairs, 445 Suwanee Road, Suite 129, Tyndall AFB, Florida 32403. The telephone number is (850) 283-4500.